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Salisbury Avenue, Brookenby



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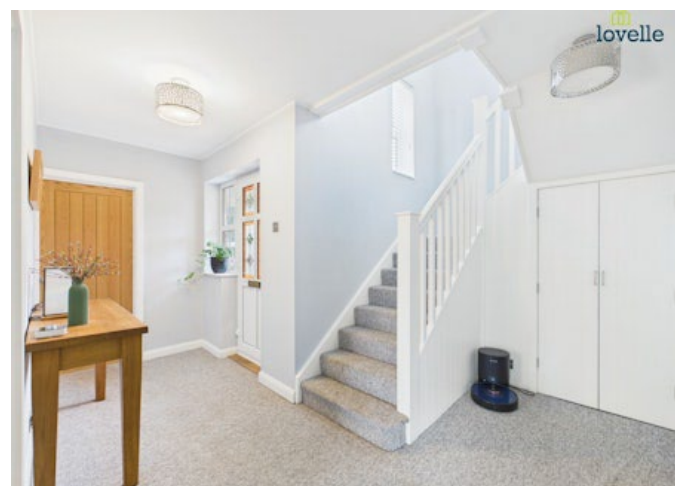
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When it comes to
property it must b


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£340,000

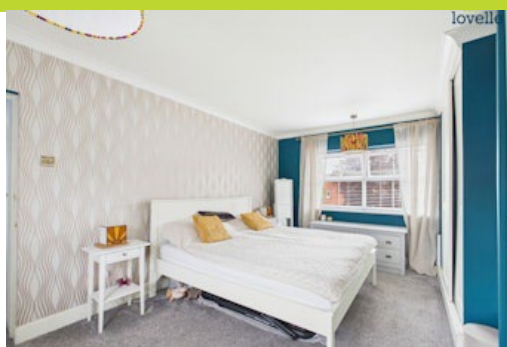
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STUNNING DETACHED FAMILY HOME, in popular Wolds village location with exceptional countryside views! Spacious and well presented accommodation comprising entrance hall, lounge, dining room, conservatory, kitchen, pantry, utility/wc, 3 DOUBLE bedrooms, bathroom. Generous wrap around gardens, garage and driveway. VIEWING ADVISED TO FULLY APPRECIATE!!

Key Features

- Stunning Detached Family Home
- Popular Wolds Village Location
- Spacious & Well Presented Accommodation
- Entrance Hall, Lounge, Dining Room
- Conservatory, Kitchen, Utility WC
- 3 Double Bedrooms & Bathroom
- Generous Wrap around Gardens
- Garage, Store Room & Driveway
- EPC rating TBC
- Tenure: Freehold





Situation

Brookenby an ex RAF base is situated one mile away from the village of Binbrook. Located in the Lincolnshire Wolds, an area of outstanding natural beauty. A large area of the village has been designated as a conservation area. The village has a wealth of amenities including, primary school and an Early Years Centre. The village also has its own general practitioner and modern surgery.

Entrance Hall

1.32m x 3.04m (4'4" x 10'0")

uPVC entrance door, adjoining side screen, radiator, stairs to first floor accommodation and storage under

Lounge

3.59m x 5.1m (11'10" x 16'8")

double glazed window to front aspect, radiator, laminate flooring, bespoke fitted storage, feature fire place and uPVC French doors to conservatory

Dining Room

3.27m x 3.49m (10'8" x 11'6")

laminate flooring, radiator and uPVC French doors to conservatory

Conservatory

6.81m x 3.41m (22'4" x 11'2")

brick built base, laminate flooring and uPVC French doors to rear garden

Kitchen

3.37m x 3.43m (11'1" x 11'4")

a range of fitted wall and base units, space for wine cooler, 4 ring hob, integrated fridge freezer, integrated dishwasher, sink unit, electric oven and double glazed window to rear aspect

Pantry

2.38m x 1.7m (7'10" x 5'7")

a range of fitted storage and double glazed window to side aspect

Side Hall

1.5m x 5.11m (4'11" x 16'10")

uPVC entrance doors to front and rear aspects

Utility / WC

1.94m x 2.18m (6'5" x 7'2")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, wall mounted gas boiler, tiled splash backs, tiled flooring, low level WC and double glazed window to side aspect

Landing

4.22m x 1.05m (13'10" x 3'5")

2 double glazed windows to front aspect, radiator and roof void access

Bedroom 1

2.85m x 5.01m (9'5" x 16'5")

double glazed windows to front and rear aspects, radiator and fitted wardrobes

Bedroom 2

2.64m x 3.98m (8'8" x 13'1")

double glazed window to rear aspect, radiator, laminate flooring and fitted wardrobes

Bedroom 3

3.38m x 3.47m (11'1" x 11'5")

double glazed window to rear aspect and radiator

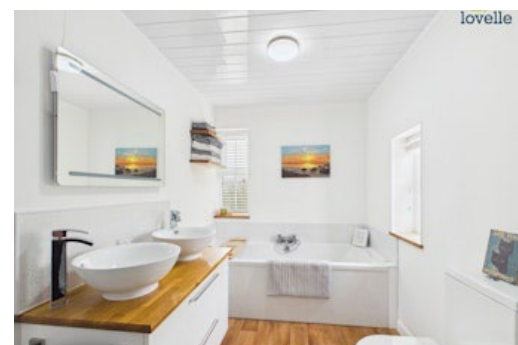
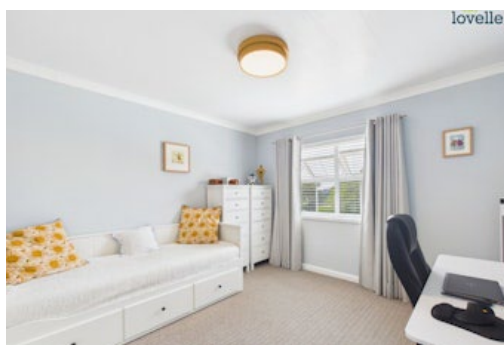
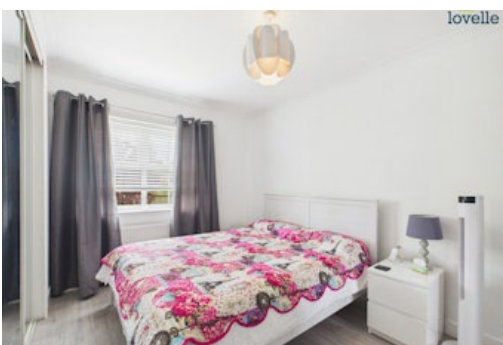
Bathroom

1.94m x 3.96m (6'5" x 13'0")

4 piece suite comprising low level WC, 'His & Hers' vanity hand wash basin, panelled bath, walk in shower cubicle, splash backs, vinyl flooring, airing cupboard housing hot water cylinder, double glazed window to side aspect and double glazed window to front aspect

Gardens

occupying a generous plot with gardens to front, side and rear. Being mostly laid to lawn with paved patio area, planted shrubs, trees and timber shed





Garage

2.78m x 5.02m (9'1" x 16'6")

up and over door, power, lighting and side entrance door

Store Room

3.12m x 2.19m (10'2" x 7'2")

entrance door, space for freezer, space for tumble dryer, power and double glazed window to rear aspect

Driveway

extensive driveway to the front of the property, providing ample off road parking for a number of vehicles

Agents Notes

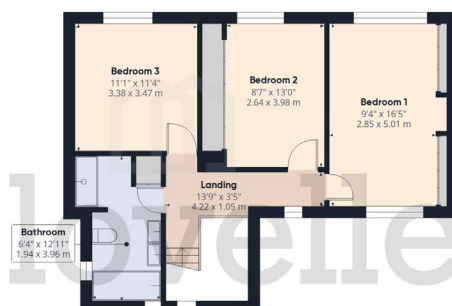
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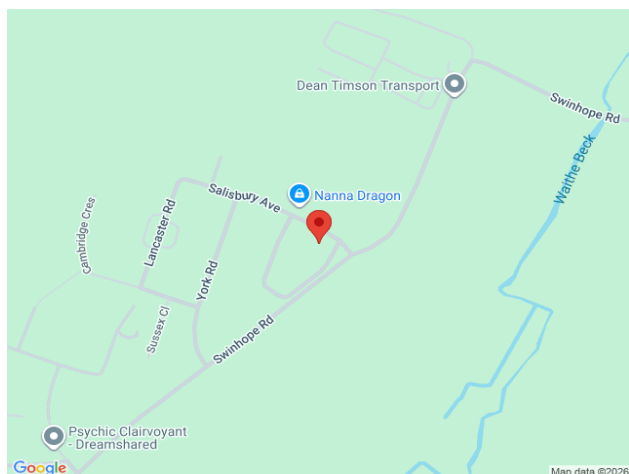
Ground Floor



Approximate total area^m
1813 ft²
168.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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