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Swinhope Road, Brookenby



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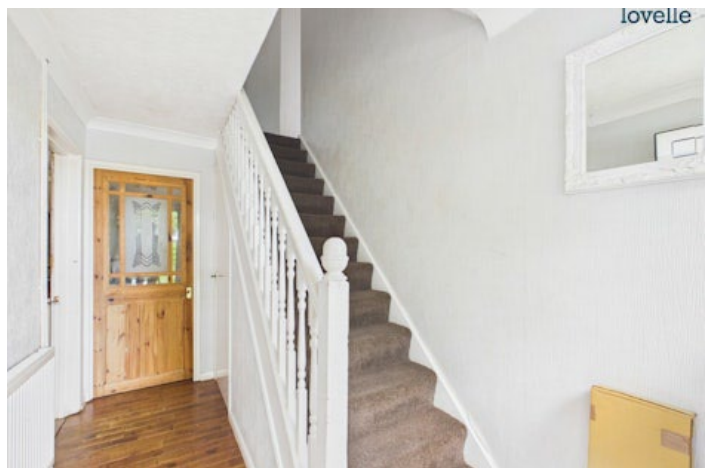
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£145,000



3 BEDROOM SEMI DETACHED HOUSE, in popular Wolds village location. Spacious accommodation comprising entrance hall, breakfast kitchen, lounge diner, conservatory, 3 bedrooms, WC and bathroom. Generous gardens, garage and driveway.

NO ONWARD CHAIN

Key Features

- Semi Detached House
- Wolds Village Location
- Spacious Accommodation
- Entrance Hall, Breakfast Kitchen
- Lounge Diner, Conservatory
- 3 Bedrooms, Bathroom & WC
- EPC rating TBC
- Tenure: Freehold

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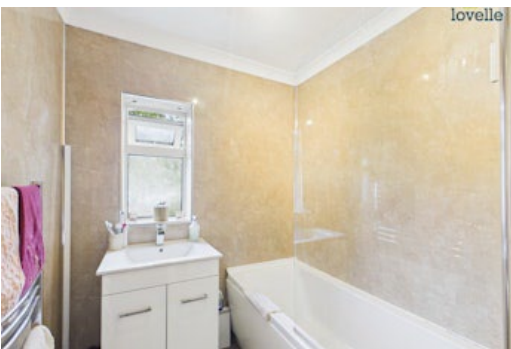


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Situation

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

1.88m x 3.34m (6'2" x 11'0")

uPVC entrance door, double glazed window to front aspect, radiator, solid wood flooring and stairs to first floor accommodation

Breakfast Kitchen

2.24m x 5.68m (7'4" x 18'7")

a range of fitted wall and base units, breakfast bar, oak worksurface, ceramic sink unit, space for 'Range' style cooker, integrated washing machine, integrated dishwasher, integrated fridge, tiled splash backs, tiled flooring, double glazed window to side aspect, double glazed window to rear aspect and uPVC side entrance door

Lounge Diner

2.91m x 3.41m (9'6" x 11'2")

double glazed window to front aspect, 2 radiators and solid wood flooring

Conservatory

2.59m x 2.77m (8'6" x 9'1")

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

Landing

1.82m x 0.91m (6'0" x 3'0")

roof void access and airing cupboard

Bedroom 1

3.32m x 3.85m (10'11" x 12'7")

double glazed window to front aspect, radiator and fitted storage

Bedroom 2

3.03m x 3.28m (9'11" x 10'10")

double glazed window to front aspect, radiator and fitted storage

Bedroom 3

3.32m x 2.32m (10'11" x 7'7")

double glazed window to rear aspect and radiator

WC

1.5m x 0.83m (4'11" x 2'8")

low level WC, laminate flooring and double glazed window to rear aspect

Bathroom

1.62m x 1.74m (5'4" x 5'8")

panelled bath with electric shower over, vanity hand wash basin, tiled flooring, splash backs, heated towel rail and double glazed window

Gardens

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

Garage

detached garage with up and over door

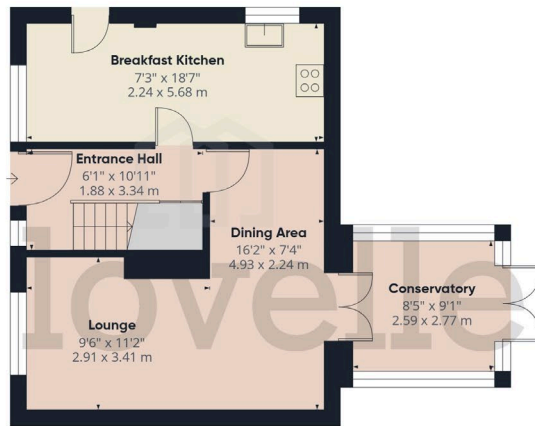
Driveway

driveway to the side of the property providing ample off road parking for a number of vehicles

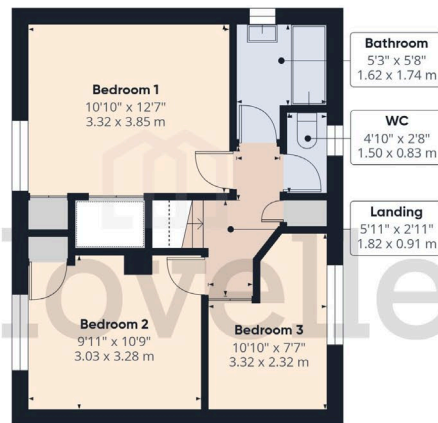
Agents Notes

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Ground Floor



Approximate total area⁽¹⁾
922 ft²
85.7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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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