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Brookfield Close, Stainton le Vale



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£295,000



STUNNING SEMI DETACHED HOUSE IN SOUGHT AFTER VILLAGE WITH OPEN VIEWS TO FRONT & REAR! Offering spacious and immaculately presented accommodation, Comprising; Entrance hall, lounge, dining room, conservatory, kitchen, utility, WC, 3 bedrooms & family bathroom. Attractive gardens front & rear, driveway and double garage. NOT TO BE MISSED.

### Key Features

- Stunning Semi Detached House
- Sought After Village Location
- Spectacular Open Views
- Entrance Hall, WC, Lounge
- Dining Room, Conservatory
- Brand New Kitchen & Utility Room
- EPC rating TBC
- Tenure: Freehold

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## Situation

Stainton Le Vale is a village in the civil parish of Thoresway in the West Lindsey district of Lincolnshire. It is situated about 6 miles (9.7 km) north-east from the town of Market Rasen and about 6 miles south-east from the town of Caistor. Stainton Le Vale lies in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty.

## Entrance Hall

2.16m x 0.99m (7'1" x 3'2")

composite entrance door, radiator, laminate flooring and stairs to first floor accommodation

## WC

1.47m x 0.8m (4'10" x 2'7")

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

## Lounge

3.6m x 5.42m (11'10" x 17'10")

double glazed window to front aspect, radiator, laminate flooring and feature fireplace with multi fuel burner

## Dining Room

2.93m x 3.22m (9'7" x 10'7")

double glazed window to rear aspect, radiator and laminate flooring

## Conservatory

2.82m x 3.31m (9'4" x 10'11")

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

## Kitchen

2.75m x 4.46m (9'0" x 14'7")

brand new fitted wall and base units, ceramic sink unit, integrated dishwasher, space for wine cooler, electric oven, 5 ring gas hob, tiled splash backs, laminate flooring, radiator and pantry cupboard

## Utility Room

1.92m x 2.15m (6'4" x 7'1")

uPVC entrance door, a range of fitted wall and base units, integrated washing machine, integrated tumble dryer, integrated fridge freezer, wall mounted gas boiler, tiled splash backs, laminate flooring, radiator and double glazed window to side aspect

## Landing

1.78m x 1.66m (5'10" x 5'5")

double glazed window to rear aspect, roof void access and storage cupboard

## Bedroom 1

3.61m x 2.93m (11'10" x 9'7")

double glazed window to front aspect, radiator and fitted wardrobes

## Bedroom 2

2.8m x 3.61m (9'2" x 11'10")

double glazed window to side aspect and radiator

## Bedroom 3

2.69m x 2.33m (8'10" x 7'7")

double glazed window to rear aspect, radiator and vinyl flooring

## Bathroom

1.88m x 1.68m (6'2" x 5'6")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, fully tiled splash backs, heated towel rail, vinyl flooring and double glazed window to rear aspect

## Gardens

occupying a generous plot with attractive gardens to both the front and rear. The front garden is mostly laid to lawn with various plants and shrubs. The rear garden is again mostly laid to lawn with paved patio area, raised decking, a timber shed, greenhouse and mature planted borders. There are spectacular open views which can be enjoyed across both the front and rear of the property.

## Detached Double Garage

4.86m x 7.23m (15'11" x 23'8")

dual aspect windows to side and rear aspect, power and lighting

## Driveway

generous driveway which extends from the front entrance of the property up to garage providing ample off road parking.

## Agents Notes

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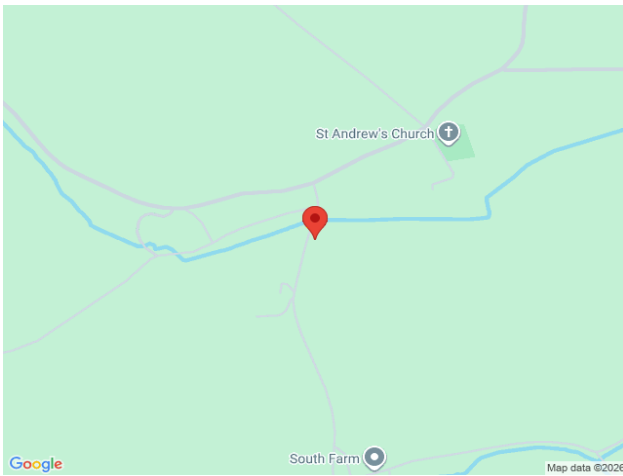




Approximate total area<sup>m</sup>  
1442 ft<sup>2</sup>  
134 m<sup>2</sup>

(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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