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Kent Road, Brookenby



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When it comes to
property it must b


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£100,000



SPACIOUS SEMI DETACHED HOUSE IN NEED OF MODERNISATION. Situated in the popular Wolds village of Brookenby, comprising entrance hall, lounge, kitchen diner, 2 bedrooms, bathroom and WC. With generous gardens front and rear and driveway to the front of the property. NO ONWARD CHAIN

Key Features

- Semi Detached House
- Popular Village Location
- In Need of Modernisation
- Entrance Hall, Lounge, Kitchen Diner
- 2 Double Bedrooms, Bathroom & WC
- Gardens Front & Rear & Driveway
- EPC rating TBC
- Tenure: Freehold

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Offered to the market with vacant possession, this two bedroom semi-detached home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements.

Situated in the popular village of Brookenby, the property occupies a generous plot with gardens to both the front and rear, together with off-road parking via a private driveway. Requiring modernisation throughout, this is a genuine blank canvas offering endless possibilities for improvement, refurbishment and value enhancement.

The accommodation provides well-proportioned living space including an entrance hall, lounge, kitchen diner, two double bedrooms, WC and a bathroom, making it an ideal project for first-time buyers, investors, developers or those seeking an affordable home they can make their own.

Properties at this price point with such potential are becoming increasingly difficult to find, and early viewing is strongly recommended to appreciate the opportunity on offer.

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

2.07m x 3.68m (6'10" x 12'1")

uPVC entrance door, radiator and stairs to first floor accommodation

Lounge

4.22m x 3.7m (13'10" x 12'1")

double glazed window to rear aspect, radiator and feature fireplace

Kitchen Diner

6.42m x 2.49m (21'1" x 8'2")

a range of fitted wall and base units, sink unit, space for gas cooker, space and plumbing for washing machine, tiled splash backs, wall mounted gas boiler, double glazed windows to front and rear aspect and uPVC side entrance door

Landing

0.88m x 3.25m (2'11" x 10'8")

double glazed window to front aspect, roof void access and storage cupboards

Bedroom 1

3.89m x 3.25m (12'10" x 10'8")

double glazed window to rear aspect, radiator and fitted storage

Bedroom 2

3.83m x 2.47m (12'7" x 8'1")

double glazed window to rear aspect, radiator and fitted storage

Bathroom

1.6m x 2.46m (5'2" x 8'1")

panelled bath, hand wash basin, tiled splash backs, radiator and double glazed windows to side and front aspect

WC

0.81m x 1.48m (2'8" x 4'11")

low level wC, tiled splash backs and double glazed window to side aspect

Gardens

occupying a generous plot with gardens front and rear, being mostly laid to lawn

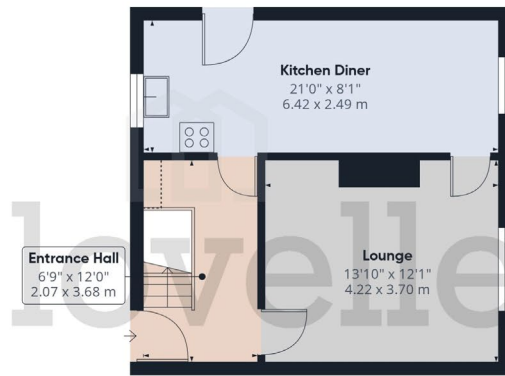
Driveway

concrete driveway providing ample off road parking

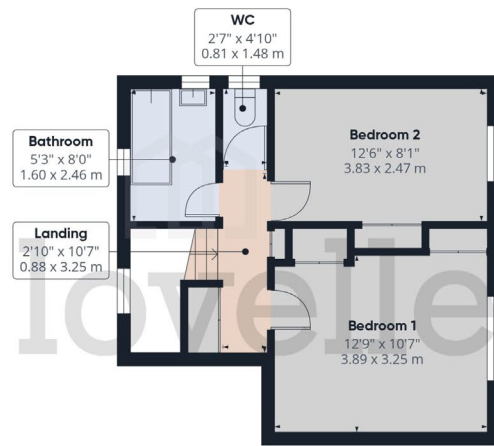
Agents Notes

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Ground Floor



Approximate total area⁽¹⁾

766 ft²
71.3 m²

Reduced headroom

3 ft²
0.3 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.

