



20, Lincoln Road

| Brookenby | LN8 6ES

£650 Per Month



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Nestled in the heart of the charming Lincolnshire Wolds, this delightful semi-detached home on Lincoln Road, Brookenby, offers comfortable and inviting living accommodation in a peaceful rural setting.

The property features a spacious reception room alongside a generous kitchen diner, creating the perfect space for both relaxing and entertaining. There are two well-proportioned bedrooms, each offering a calm and comfortable retreat. A modern shower room completes the interior accommodation.

Outside, the rear garden provides your own private piece of the Wolds — an ideal spot to enjoy the surrounding countryside. The property also benefits from a convenient driveway, adding valuable off-road parking.

Situated close to the picturesque village of Binbrook, residents can enjoy the tranquillity of village life while remaining within easy reach of local amenities. The surrounding area is renowned for its outstanding natural beauty, making it perfect for scenic walks and outdoor pursuits.

Offering well-balanced accommodation in a sought-after rural location, this property would make an excellent home for first-time renters, downsizers, or anyone looking to enjoy peaceful countryside living.

- Semi Detached
- Good Size Living Room
- Solar panels
- Kitchen Diner
- Driveway
- Gas Central Heating

Lounge

14.92'0" x 10.91'0" (4.55 x 3.33)





Dining Kitchen

18.97'0" x 9.94'0" (5.78 x 3.03)

Staircase and landing

Bedroom one

14.96'0" x 10.93'0" (4.56 x 3.33)

Bedroom two

12.06'0" x 11.55'0" (3.68 x 3.52)

Shower Room

9.94'0" x 6.62'0" max (3.03 x 2.02 max)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.