



Flat Above Shop 1A, Kent Road

| Brookenby | LN8 6ET

£680 PCM



Perkins George Mawer & Co.

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

Flat Above Shop 1A

Kent Road |

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SPACIOUS & CHARACTERFUL FOUR-BEDROOM APARTMENT WITH PRIVATE FEEL

Situated on Kent Road in the village of Brookenby, this surprisingly spacious four-bedroom apartment offers an excellent opportunity for those seeking generous living accommodation with a sense of privacy and character.

Positioned above a currently unoccupied commercial unit, the property enjoys a peaceful setting and benefits from a spacious layout throughout. At the heart of the home is an impressive living room featuring an attractive exposed brick wall, creating a warm and inviting space ideal for relaxing or entertaining.

The apartment offers four well-proportioned bedrooms, providing flexible accommodation for families, professionals working from home, or those requiring guest rooms and additional living space. A well-appointed bathroom serves the property, ensuring practicality for everyday living.

Further benefits include allocated parking for one vehicle and a private feel rarely found in similar properties.

Steeped in history as a former RAF and military community, Brookenby offers a unique village setting with a strong sense of community, whilst remaining within easy reach of nearby towns and amenities.

Combining space, character and versatility, this distinctive apartment presents a fantastic opportunity for buyers or tenants looking for something a little different.

MAIN ENTRANCE

Communal door to staircase leading to the first floor accommodation.





ENTRANCE HALL

White painted walls, central heating radiator, wall mounted fuse box, new grey carpeting, twin central ceiling lights, doors to all other rooms.

Through Lounge Diner

27'5" x 9'9" (8.36 x 2.97)

Triple upvc double glazed windows to the front, side and rear elevations, central heating radiators, exposed brick archway with matching fire place with black granite shelving, white painted walls, picture rail, television and telephone points, new grey carpeting.

Kitchen

10'7" x 9'8" (3.23 x 2.95)

Upvc double glazed window to the front elevation, fitted with a range of white wall base and drawer units with complementary grey working surface above, 1 1/2 bowl sink unit and drainer with mixer tap, plumbing and space for washing machine, additional appliance space, part tiling to the walls in white, part white painted walls, grey marble effect floor tiling.

Bedroom one

9'9" x 10'7" (2.97 x 3.23)

Upvc double glazed window to the front elevation, central heating radiator, white painted walls, picture rail, central ceiling light new grey carpeting.

Bedroom two

9'9" x 11'1" (2.97 x 3.38)

Upvc double glazed window to the rear elevation, central heating radiator, white painted walls, picture rail, central ceiling light new grey carpeting.



Bedroom three

9'9" x 11'2" (2.97 x 3.40)

Upvc double glazed window to the rear elevation, central heating radiator, white painted walls, picture rail, central ceiling light new grey carpeting.

Bedroom four

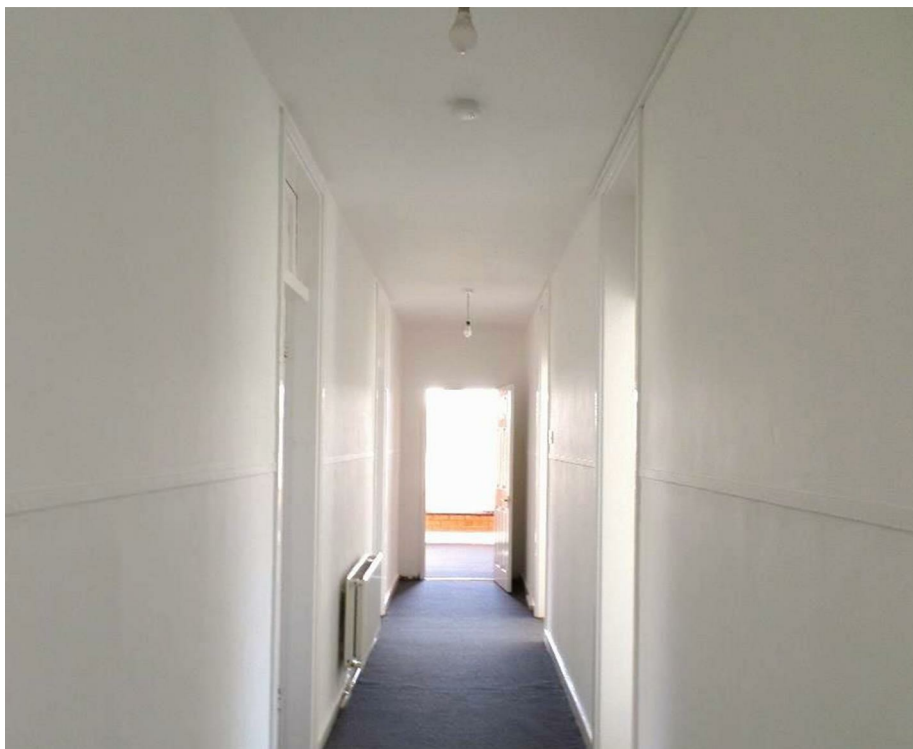
9'9" x 11'1" (2.97 x 3.38)

Upvc double glazed window to the side elevation, central heating radiator, white painted walls, picture rail, central ceiling light new grey carpeting.


Bathroom

9'8" x 10'7" (2.95 x 3.23)

Upvc double glazed frosted window to the front elevation, white suite comprising, shower bath with matching side panel having chrome shower head and hose above with glazed screen, low level flush wc, pedestal wash hand basin, built in airing cupboard housing the combination boiler unit, grey splash back wall tiling, grey lino flooring, central heating radiator.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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.