

12, Hunter Road

| Brookenby, Market Rasen | LN8 6EG

£110,000

Perkins George Mawer & Co.

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

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Fantastic Opportunity to Buy a First Home, Investment or Simply your Next Home in The Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Surrounded by rolling Lincolnshire Countryside with Dog Walks, Cycling or a Ramble all within Easy Reach and Practically on Your Doorstep. The Bustling Village of Binbrook is only a 'Stones Throw' away which boasts The Plough Pub, Doctors Surgery, Chinese Takeaway, Shop & Post Office and a Primary School. For a wider selection of amenities you can nip into Market Rasen or Louth, the latter having its own Grammar School, both under eleven miles.

This Home has Nice Sized Rooms which Overlooks a Pocket Park, giving access to the Countryside, it is Warmed by Gas Radiator Heating and Retained with the Help of uPVC Double Glazing. The accommodation comprises in brief; Reception Hall, Living/Dining Room, Conservatory, Kitchen/Breakfast Room, Utility and Downstairs W.C. On the First Floor there are Two Bedrooms and a Bathroom. There are Gardens to Front and Rear. It is Offered For Sale with No Onward Chain.

- Good Sized End Terraced Home
- Countryside Walks Aplenty
- Living/Dining Room & Conservatory
- Two Bedrooms & Bathroom
- Lincolnshire Wolds Location
- Close to Bustling Binbroook
- Kitchen/Breakfast, Utility & Cloakroom
- Gardens to Front & Rear

Reception Hall

Approached via uPVC entrance door with two obscure double glazed inserts and window adjacent. Double radiator. Stairs to first floor. White panel effect door door to:-

Living/Dining Room

14'6" maximum x 14'3" maximum (4.42m maximum x 4.34m maximum) Open fire with slate effect hearth and surround, white painted wood mantel. Wood effect floor. Double radiator. Double opening sealed unit, double glazed doors and matching side screens to:-



















Conservatory
8'11" x 8'0 (2.72m x 2.44m)
Double radiator. Wood effect floor. uPVC double glazed windows to sides and rear. uPVC double glazed, double doors to garden.

Kitchen/Breakfast Room
17'8" x 6'32" (5.38m x 1.83m)
Fitted wall and base units. Roll top work-surface with inset single drainer, stainless steel sink top. Tiled splashbacks and floor. Electric oven and gas hob. Gas boiler. Window to rear. Understairs storage/pantry. Half single glazed door to:-

Utility
6'1" x 5'1" (1.85m x 1.55m)
Plumbing for washing machine. Doorway to:-

Ground Floor W.C.
White suite of Low level W.C and wash hand basin. Window to side.

First Floor Landing
Window to front. Access to loft.

Bedroom One
14'8 x 9'5 plus wardrobes (4.47m x 2.87m plus wardrobes)
One double and one single wardrobe. Radiator. Window to rear.

Bedroom Two
8'11 x 12'1 plus wardrobes (2.72m x 3.68m plus wardrobes)
One double and one single wardrobe. Radiator. Window to rear.

Bathroom
White suite of panelled bath having shower and screen over. Wash hand basin in vanity unit with double cupboard. Low level W.C. Window to front. Chrome heated towel rail. Tiled floor.

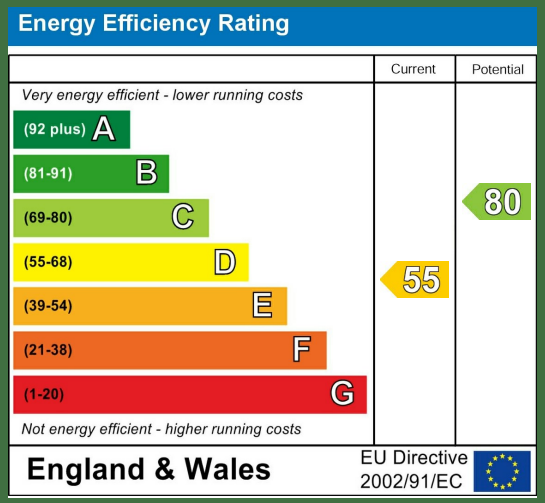
Front Garden
Lawn and mature shrubs. Side gated access to:-

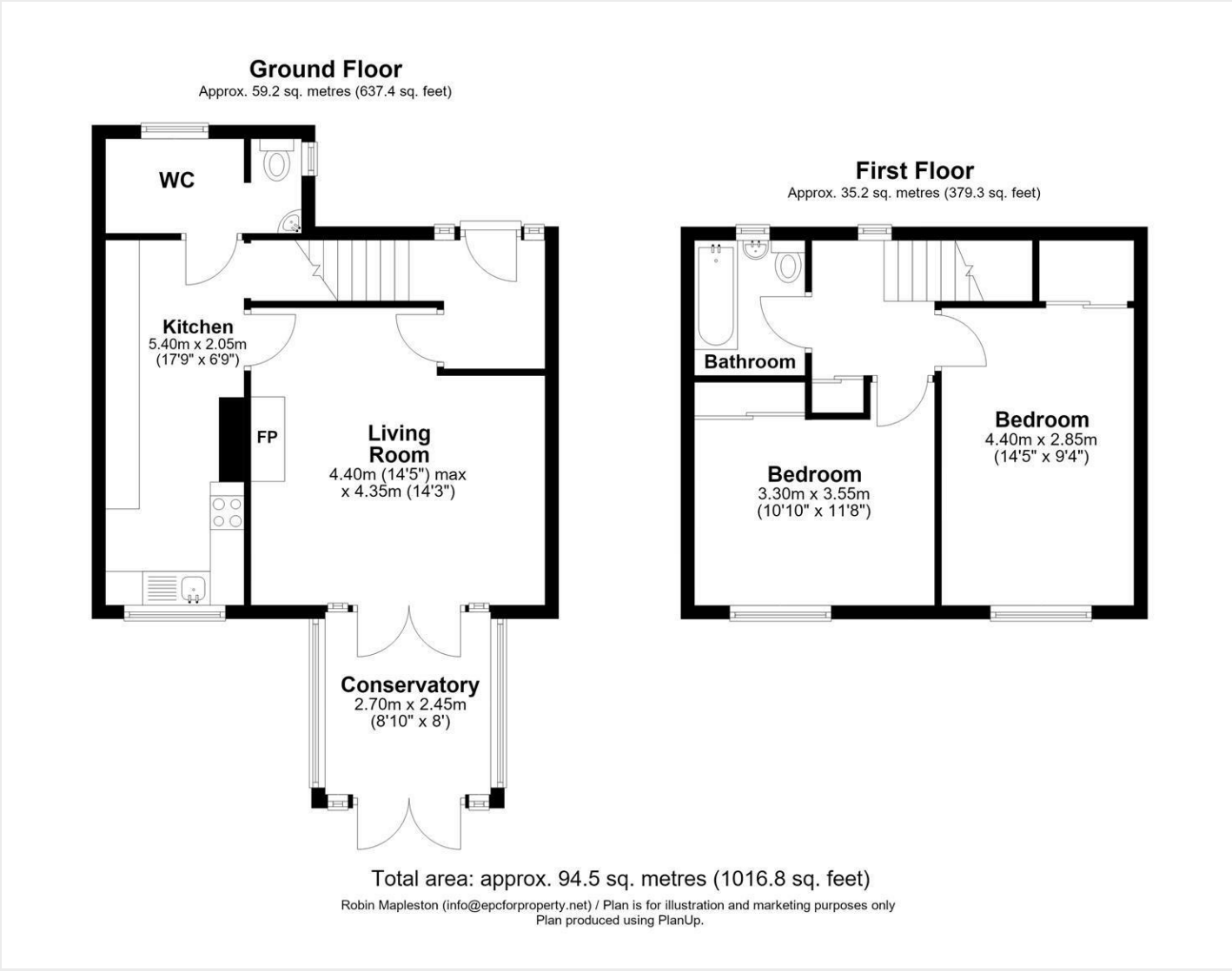
Rear Garden
Patio/seating area. Lawn. Mature shrubs. Summer house.

Additional Information
Tenure: Freehold // Services: All mains services are connected
Broadband: Unknown, previously rented
EPC Rating: D // Council Tax Band: A - West Lindsey









Total area: approx. 94.5 sq. metres (1016.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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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.