



27, Swinhope Road

Brookenby, Binbrook | Market Rasen | LN8 6EN

Guide Price £160,000



Perkins George Mawer & Co.

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

# 27, Swinhope Road

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Nestled on Swinhope Road in the village of Brookenby, PGM&CO are pleased to offer this delightful terraced house offers a perfect blend of comfort and countryside charm. Spacious throughout the property offers three bedrooms, bathroom, and lounge as well as homely kitchen/diner. In summary, this house is a wonderful opportunity to embrace a peaceful lifestyle while enjoying the benefits of a well-designed home.

- 3-Bedroom Home
- Front and Rear Gardens
- Open Countryside Views
- Ideal First Home
- Spacious and Well Maintained
- Investment Opportunity

## Location

Brookenby is a well established Lincolnshire Wolds village with sweeping countryside, open green spaces and footpath access. The village of Binbrook is just 1 mile to the south and offers a shop, public house, takeaway and medical centre. It had a thriving Primary School and a strong community which offer clubs and groups. The village also has historical connections to RAF Binbrook.





## Description

The house is inviting and spacious and provides ample space for family living with a homely atmosphere that is perfect for relaxation or entertaining. This property is an ideal first home for those looking to settle in a tranquil setting or a promising investment opportunity for discerning buyers.

One of the standout features of this home is the picturesque countryside views that can be enjoyed from various vantage points within the property. This serene backdrop enhances the overall appeal, making it a delightful retreat from the hustle and bustle of urban life. Whether you are a first-time buyer or an investor seeking a property with potential, this home on Swinhope Road is sure to meet your needs.

The accommodation briefly comprises: -

## Ground Floor

### Hall

Access from the front garden via uPVC door, opening out on to kitchen diner and door in to lounge.

### Living Room

18'10" x 9'8" (5.75 x 2.95)

Dual aspect with views over rear garden and open countryside to the front. 'ECOBOILER' wood burner with feature wooden surround.

### Kitchen Diner

18'10" x 14'3" (5.75 x 4.35)

Fitted wall and base units, with integral gas hob rings and fitted oven. Stainless steel fitted sink and drainer and plumbing for washing machine.

Offering dual aspect with countryside views, as well as French doors opening out on to rear gardens.



## First Floor

### Bedroom 1

12'7" x 10'11" (3.85 x 3.35)

With fitted wardrobes, separate storage cupboard and window offering vantage point to appreciate views to the front of the property.

### Bedroom 2

10'7" x 9'8" (3.25 x 2.95)

Views over front gardens and countryside and fitted storage cupboard.

### Bedroom 3

7'10" x 10'7" (2.40 x 3.25)

Currently occupied as office/gym with window overlooking rear gardens.

### Bathroom

Complete with freestanding bath, plus separate shower cubicle. W/C, pedestal sink. Part feature panel walls and downlighters.

### Outside

The property offers lawned area and shrubbery to the front with a garden path approaching the front door. The rear gardens are tiered and boast a paved patio area, with raised beds and the remainder laid to lawns.

There is also ample off road parking,

### Services

Gas fired boiler. Mains water, drainage and electricity. Plus multifuel burner with back boiler system.

### Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

### Method of Sale

The property is offered for sale by Private Treaty.

## Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

## Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

## Viewing

Viewing is strictly by appointment via the Selling Agent.





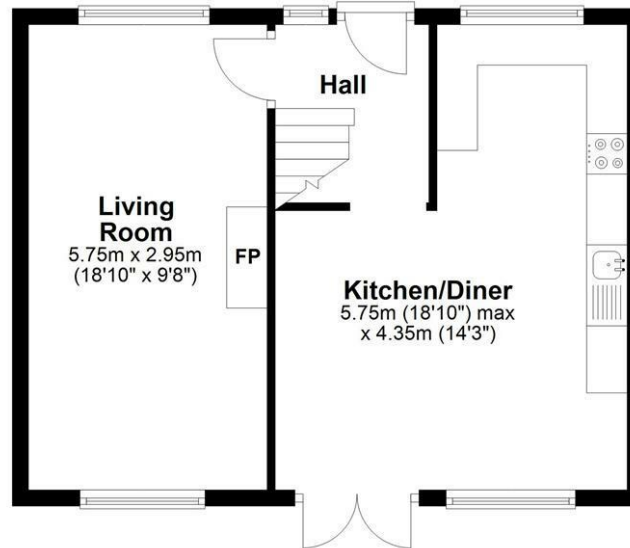
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

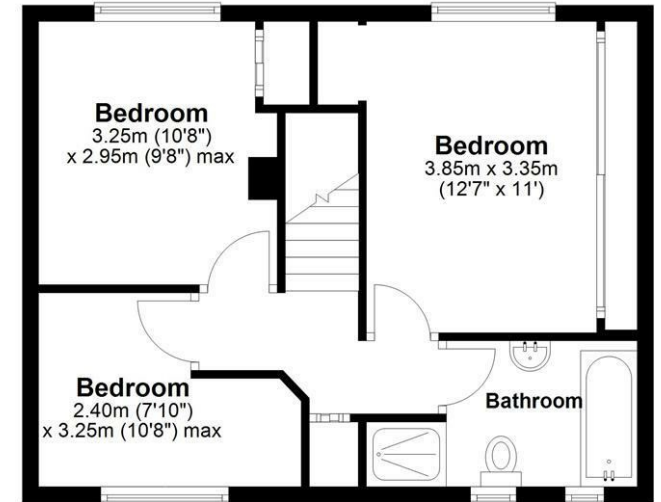
### Ground Floor

Approx. 42.6 sq. metres (458.0 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.0 sq. feet)



Total area: approx. 85.1 sq. metres (916.0 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.