



Perkins George Mawer & Co.

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

Brookfield, Snelland, Lincoln, LN3 5AA

£850pcm - £980 Deposit



Spacious detached bungalow located in the rural village of Snelland with extensive views across open countryside.

The accommodation has the benefits of Upvc double glazing, oil central heating and alarm system and briefly comprises: "T" shaped entrance hall, cloak room, lounge with brick fire place, dining room, office/bedroom, kitchen with fitted cooker, hob and integrated larder fridge, separate utility room, master bedroom with en-suite shower room, double and single bedroom, modern bathroom, double garage, greenhouse, extensive gardens to front, rear and side.

Strictly no Dogs Please.

Epc= E

Main Entrance

Via part glazed Upvc door with matching side window leading in to entrance porch.

Entrance Porch

Magnolia walls, grey cord carpeting, door leading to the cloak room, cord entrance matting, glazed door and matching side panel leading into the entrance hall.

Cloak Room

Upvc double glazed window to the side elevation with fitted vertical blinds, lemon coloured wc, matching wash hand basin and splash back tiling, wood effect flooring, flush central ceiling light, magnolia walls.

Hallway

Spacious "T" shaped hallway having magnolia and green walls, triple door sliding cloak cupboard incorporating hanging rails and shelving. Wood effect flooring, wall light points, loft access, central heating radiators, smoke alarms, doors to all other rooms.

Lounge 22'0 x 20'0

Via glazed double doors, Upvc double glazed french doors to the rear elevation with fitted blinds, twin Upvc double glazed windows to the side elevation with fitted blinds, brick and dark oak effect fire place with inset shelving incorporating a gas fire, magnolia painted walls, beige carpeting, central heating radiators, wall lights, spot lighting, television and telephone points smoke alarm, glazed double doors leading through to the dining room.

Dining Room 19'0 x 12'0

Upvc double glazed window to the rear elevation with fitted blinds, central heating radiator, telephone point, beige carpeting, door leading through to the hallway, glazed double doors leading through to bedroom/office.

Kitchen 13'0 x 11'0

Upvc double glazed window to the front elevation with fitted blinds, fitted with an extensive range of oak effect wall base and drawer units with complementary working surfaces above, 1 ½ bowl sink unit and drainer with mixer tap, fitted eye level double oven, gas hob, free standing dishwasher, built in larder fridge unit, housing for microwave, part tiling to the walls, tiled flooring, part glazed door leading to the side exposed porch leading to utility room.

Bedroom two /office 13'0 x 12'0

Upvc double glazed window with fitted blinds to the rear elevation, central heating radiator, beige carpeting.

En-suite shower room 8'05 x 5'10

Upvc double glazed window with fitted blinds to the rear elevation, powder blue suite comprising: low level flush wc, bidet, pedestal wash hand basin, step up shower cubicle, tile effect flooring, part tiling to the walls.

Bedroom one 14'7 x 11'08

Upvc double glazed window to the rear elevation with fitted blinds, central heating radiator, beige carpeting.

Bedroom three 11'08 x 9'07

Upvc double glazed window to the rear elevation, central heating radiator, built in storage cupboard, beige carpeting.

Bedroom four 6'09 x 9'07

Upvc double glazed window to the front elevation, beige carpeting, central heating radiator.

Bathroom 9'06 x 5'04

Upvc double glazed window to the front elevation, modern white suite comprising bath with hand held shower above, vanity wash hand basin with cupboards below, built in wc, chrome towel rail, floor to ceiling beige tiling with mosaic effect border, grey slate effect floor tiling.

Utility room

Part glazed door accessed via rear porch having stainless steel sink unit with cupboards below, plumbing for washing machine.

Outside

Extensive front rear and side elevations, garden green house, front garden pond, sweeping driveway, hard standing area, lawned areas, planted shrubs trees and bushes, dwarf wall to the front elevation, gateway leading to the rear garden. Double garage with up and over door incorporating power and lighting.

Local Authority
Council Tax Band
EPC Rating
What Three Words

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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.