



7 Bigby High Road, BRIGG, DN20 9HB

New £280,000



- Sought After Location
- Refurbished Throughout
- Ground Floor WC
- Off Road Parking
- Gas Central Heating
- Extended to the Rear
- Open Plan Kitchen Dining Family Area
- Stylish Bathroom Suite
- Great Sized Rear Garden

Welcome to Bigby High Road, a renovated family home situated in a sought after location of Brigg having been extended to the rear and providing off road parking and landscaped rear gardens. The property briefly comprises, entrance hallway, a front facing lounge, open plan kitchen, dining, reception area to the rear and a WC to the ground floor. The first floor is served by three bedrooms and a stylish family bathroom suite.



LOCATION

Located on the outskirts of Brigg within a short walking distance of the Brigg Garden centre and the town centre which offers an abundant range of amenities including supermarkets, local shops, restaurants and public houses. Also located within close and easy access of the M180 motorway, Barnetby Railway station approx 4 miles away and Humberside International Airport 8 miles distant.

ACCOMMODATION

Arranged over two floors, refurbished and extended to the rear.

HALLWAY 4.24m (13' 11") x 1.28m (4' 2")

A solid oak front door opens to the hall having a pendant light and coving to the ceiling, a central heating radiator, stairs to the first floor with store cupboard under, wood effect laminate flooring and a uPVC external door to the side.

LOUNGE 3.89m (12' 9") x 3.62m (11' 11")

A front facing reception rooms enjoys a large uPVC double glazed bay window and cast iron log burner with storage cupboards to each alcove. There is a light fitting and coving to the ceiling, a vertical central heating radiator and carpeted flooring.

OPEN PLAN KITCHEN 5.25m (17' 3") x 3.92m (12' 10")

A modern and well appointed kitchen provides a range of full height, base and central island units fitted with granite counter tops and incorporates a 1.5 stainless steel under mount sink with chrome mixer tap, an integrated dishwasher, a ceramic induction hob, Samsung microwave and double oven. There is space for an American style fridge freezer and an under counter recess with plumbing for a washing machine. There are spotlights and coving to the ceiling a vertical central heating radiator and wood effect laminate flooring continuing through to the sun room and dining area.

DINING AREA

The dining area is fitted with a fixed seating bench having storage under. There a spotlights to the ceiling and a uPVC double glazed window to the rear aspect.

SUNROOM 3.14m (10' 4") x 3.02m (9' 11")

Fitted with double glazed bifold doors which open to the rear garden. There is a Velux window and spotlights to the ceiling and a vertical central heating radiator.

GROUND FLOOR WC 1.48m (4' 10") x 1.08m (3' 7")

Having fitted units with storage, a bowl washbasin with tiled splash back and chrome mixer tap and a back to wall WC. There is a vertical central heated radiator, a uPVC obscure double glazed window to the side aspect, lighting to the ceiling and tiled flooring. The Ideal Logic Combi C30 boiler is wall mounted.

LANDING

Climb the carpeted stairs to the first floor landing with two uPVC double glazed windows to the side elevation, a vertical central heated radiator and a pendant light and coving to the ceiling.

BEDROOM ONE 3.93m (12' 11") x 2.86m (9' 5")

Providing a large built in wardrobe with mirrored sliding doors, a uPVC double glazed window to the rear elevation, a pendant light and coving to the ceiling, a vertical central heating radiator and carpeted flooring .

BEDROOM ONE 3.39m (11' 1") x 2.37m (7' 9")

Also double in size fitted with built in wardrobes with mirrored sliding doors, a uPVC double glazed window to the front elevation, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.77m (9' 1") x 2.58m (8' 6")

Providing a bulkhead built in cupboard and has a uPVC double glazed window to the front elevation, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

FAMILY BATHROOM 2.06m (6' 9") x 2.40m (7' 10")

A stylish suite incorporating a double ended free standing tub with chrome mixer tap and hand held shower head, twin wash basins with chrome fountain taps, an open main shower with rainfall and hand held shower heads and a close coupled WC. There are uPVC obscure double glazed windows to the side and rear elevations, spotlights to the ceiling, a vertical central heating radiator and a tiled floor with under floor heating.

OUTSIDE

The front is bordered by a high hedge providing privacy from the road and offers multiple vehicle off road parking. Double timber gates open to the enclosed rear garden having been cleverly landscaped to make the most of the long garden. There is a sectional garage with electricity, timber sheds, a slabbed patio area to enjoy alfresco dining, a recently laid lawn, and children play area sectioned to the bottom of the garden.

FIXTURES AND FITTINGS

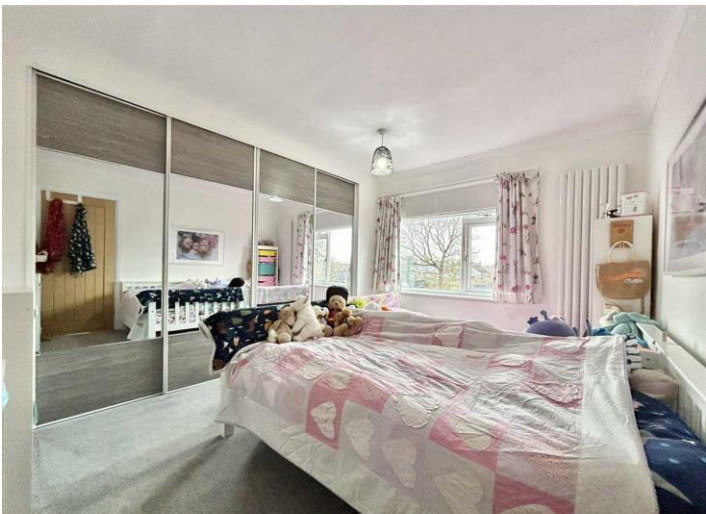
All integrated appliances, light fittings, floor coverings and blinds are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council.







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