



15c Glebe Road, BRIGG, DN20 8QE

New £175,000



- Beautifully Presented Throughout
- Master with En-Suite
- Off Road Parking & Garage
- No Upward Chain
- uPVC Double Glazing
- Three Double Bedrooms
- South East Facing Garden
- Ideal First Purchase
- Convenient Location

Bell Watson are pleased to market this beautifully presented throughout and well proportioned family home. An ideal purchase for a first time buyer or investor. The property is conveniently located in central Brigg with a South East facing rear courtyard garden and briefly comprises, entrance hall, lounge, breakfasting kitchen, utility room and WC to the ground floor. The first floor occupies two double bedrooms, a family bathroom and large landing with office area while the second floor provides the master suite with en-suite shower room. Outside you will find a low maintenance rear garden, off road parking and garage. Being sold with no upward chain!



LOCATION

Located within a short walking distance of primary and secondary schools and the market town of Brigg offering abundant amenities to include, supermarkets, local shops, restaurants and public houses. Located within close easy access of M180 motorway. Barnetby Railway station 4 miles and Humberside International Airport 8 miles distant.

ACCOMMODATION

Arranged over three floors.

ENTRANCE

Enter the property via the uPVC front door into a hallway having a pendant light to the ceiling, a central heating radiator, stairs to the first floor, dark grey wood effect cushion flooring and internal door to the lounge.

LOUNGE 4.65m (15' 3") x 3.67m (12' 0")

Having a uPVC double glazed window to the front aspect, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

KITCHEN 3.57m (11' 9") x 2.87m (9' 5")

A well appointed breakfasting kitchen provides a range of high and low level units fitted with complementary worktops, a stainless steel sink with chrome mixer tap and tiled splash backs having space for a free standing cooker with gas connection and built in extractor over. Space for a free standing American style fridge freezer and an under counter recess with plumbing for a dishwasher. There is a uPVC double glazed window to the rear aspect, a pendant light to the ceiling, a central heating radiator and dark grey wood effect cushion flooring.

UTILITY ROOM 2.60m (8' 6") x 1.70m (5' 7")

Providing wall and base units fitted with counter tops having an under counter recess and plumbing for a washing machine and tumble dryer. There is a pendant light to the ceiling, an external door to the rear garden, cushion flooring to match the kitchen and the Baxi gas combination boiler can be located here.

GROUND FLOOR WC 1.90m (6' 3") x 1.71m (5' 7")

A convenient downstairs cloakroom incorporates a low flush WC and a pedestal wash basin with tiled splash backs. There is plenty of space here for hanging coats and storing shoes.

FIRST FLOOR LANDING

Climb the carpeted stairs to the spacious first floor landing providing ample space for an office area having two pendant lights to the ceiling, a central heating radiator, a uPVC double glazed window to the front elevation, internal doors to bedrooms two and three and the family bathroom. An additional staircase takes you to the second floor landing with a pendant light and Velux window to the ceiling and a store cupboard to the eaves.

BEDROOM TWO 4.13m (13' 7") x 2.68m (8' 10")

To the front of the property being double in size with a pendant light to the ceiling, a central heating radiator, a uPVC double glazed window and carpeted flooring.

BEDROOM THREE 4.13m (13' 7") x 2.68m (8' 10")

Also double in size and the rear of the property with a pendant light to the ceiling, a central heating radiator, a uPVC double glazed window and carpeted flooring.

FAMILY BATHROOM 2.35m (7' 9") x 1.95m (6' 5")

A three piece suite comprises a bath tub with tiled surround and shower over, a pedestal wash basin with tiled splash back and a low flush WC. There is a uPVC obscure double glazed window to the rear elevation, a light to the ceiling, a central heating radiator and dark grey wood effect cushion flooring.

MASTER BEDROOM 4.98m (16' 4") x 3.75m (12' 4")

This spacious and secluded master suite is located at the top of the house with a uPVC double glazed window to the rear elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring. There is an access hatch to the roof space.

EN-SUITE SHOWER ROOM 2.43m (8' 0") x 1.97m (6' 6")

A three piece suite comprising a fully tiled shower unit with electric shower, a pedestal wash basin with tiled splash back and a close coupled WC. There is a light and Velux window to the ceiling, a central heating radiator and dark wood effect cushion flooring.

OUTSIDE

The South East facing rear garden is fully enclosed and maintenance fitted with artificial grass and a hard standing seating area. There is a parking space to the rear via the shared access driveway which leads to the garage with up and over door, strip lighting and power points.

FIXTURES AND FITTINGS

All light fittings and floor coverings 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.







PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

