



44 Ash Grove, BRIGG, DN20 8AH

New £179,950



- Chain Free
- Extended to the Side and Rear
- Modern Kitchen & Bathroom
- Well Maintained Inside & Out
- Separate WC
- Vacant Possession
- Two Reception Rooms
- Corner Plot with Private Rear Garden
- Gas Central Heating & Double Glazing

Bell Watson are pleased to market for sale this beautifully presented and maintained semi detached family home in a popular location of Brigg. The property has been extended to the side a rear, positioned on a larger than average corner plot and briefly comprises, entrance hall, lounge, open plan kitchen diner, utility space with separate WC, additional sitting room, and a ground floor bathroom with the first floor providing three bedrooms. There are gardens to the front, side and rear, a large block paved driveway and a detached garage.



LOCATION

Located within a short walking distance of 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 two floors having been extended to the side and rear.

HALL

Enter the property via the uPVC front door into the entrance hall with a light fitting and coving to the ceiling and carpeted stairs to the first floor.

LOUNGE 4.14m (13' 7") x 3.33m (10' 11")

A front facing lounge with a three sectional uPVC double glazed bow window, coving and light fitting to the ceiling, a central heating radiator and carpeted flooring.

DINING KITCHEN 6.94m (22' 9") x 3.14m (10' 4")

A well appointed, extended, open plan and modern kitchen provides a range of wall and base units having complementary worktops to include a breakfast bar and tiled splash backs. Incorporating an integrated fridge, double oven and gas hob. A 1.5 ceramic sink with chrome mixer tap sits under a uPVC double glazed window with rear outlook. There are spotlights and coving to the ceiling, a uPVC external door to the garden, tiled flooring, a central heating radiator, ample room for a large dining table and is open plan to the rear sitting room. There is a large walk in cupboard ideal for storing coats and shoes.

SITTING ROOM 3.44m (11' 3") x 2.57m (8' 5")

A great addition to the property with spotlights to the ceiling, a central heating radiator, wood effect laminate flooring, a uPVC double glazed window to the rear along with a uPVC external door.

UTILITY ROOM / WC 1.94m (6' 4") x 1.04m (3' 5")

Fitted with a low flush WC having space and plumbing for a washing machine and tumble dryer. There is a uPVC obscure double glazed window to the side aspect, a central heating radiator, a light fitting and coving to the ceiling and tiled flooring.

BATHROOM

A modern and stylish four piece suite provides a corner shower enclosure fitted with mermaid boarding and electric shower, a double ended bath tub with chrome mixer taps and shower head, a wash basin with storage under and a low flush WC. There are spotlights to the ceiling, a chrome central heated towel rail, cushion flooring with under floor heating and a uPVC obscure double glazed window to the side aspect.

LANDING

A carpeted stairway and landing having a light fitting, coving and loft access to the ceiling and a uPVC double glazed window to the side elevation.

BEDROOM ONE 4.15m (13' 7") x 3.30m (10' 10")

Benefiting from built in wardrobes having a ceiling fan with light fitting and coving to the ceiling, a central heating radiator, a uPVC double glazed window to the front elevation and carpeted flooring.

BEDROOM TWO 3.51m (11' 6") x 2.43m (8' 0")

Having a ceiling fan with light fitting and coving to the ceiling, a central heating radiator, a uPVC double glazed window to the rear elevation and carpeted flooring.

BEDROOM THREE 2.72m (8' 11") x 2.20m (7' 3")

With a uPVC double glazed window to the rear elevation, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

OUTSIDE

The property sits on a larger than average plot enjoying well maintained gardens to the front, side and rear surrounded by a brick wall. The rear garden is fully enclosed and secure via fencing and an iron gate with a lawned area and patio. There is a large block paved driveway providing off road parking leading to a detached garage with electricity, an up and over door to the front and a timber side access door.

FIXTURES AND FITTINGS

All 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 A as confirmed by North Lincolnshire Council.





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