



8 Davy Crescent, BRIGG, DN20 8QA

New £190,000



- Cul-De-Sac Location
- Modern Kitchen
- Two Reception Rooms
- Off Road Parking
- Gas Central Heating
- Large Corner Plot
- Well Presented
- Three Bedrooms
- uPVC Double Glazing

Bell Watson are delighted to market for sale this modern and well presented semi-detached family home ideally situated in Brigg. The property briefly comprises a bright and spacious hallway, front facing lounge, additional reception room the rear, a dining kitchen and WC to the ground floor with the first floor providing three bedrooms and a bathroom. The property sits on a good sized corner plot with plenty of off road parking, tucked away in a quiet cul de sac. MORE DETAILS TO FOLLOW!



## **LOCATION**

Located in close proximity of the highly regarded primary and secondary schools in the market town of Brigg which offers 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 with a refurbished modern interior.

## **HALL**

Enter the property via the uPVC front door into a bright and spacious hallway having two light fittings to the ceiling, a central heating radiator, wood effect laminate flooring, carpeted stairs to the first floor and a uPVC external side door.

## **LOUNGE 5.10m (16' 9") x 3.21m (10' 6")**

A front facing lounge enjoys a modern feature fireplace, a light fitting and coving to the ceiling, uPVC double glazed windows, a central heating radiator and carpeted flooring.

## **DINING KITCHEN 4.06m (13' 4") x 2.86m (9' 5")**

Incorporating a range of wall and base units fitted with butcher block effect worktops, tiled splash backs and a composite sink with mixer tap over. The kitchen includes an integrated fridge freezer, dishwasher, electric oven, ceramic hob with stainless steel extractor over. There is an under counter recess and plumbing for a washing machine, ample space for a dining table, spotlights and coving to the ceiling, a uPVC double glazed window to the rear aspect, a vertical central heating radiator and wood effect laminate flooring.

## **HOME OFFICE 3.29m (10' 10") x 1.08m (3' 7")**

Located to the rear of the property with a large built in cupboard house the Worcester gas combination boiler. There is a pendant light and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

## **WC**

With a low flush WC having a uPVC obscure double glazed window to the rear, a pendant light to the ceiling and wood effect cushion flooring.

## **LANDING**

Climb the carpeted stairs to the first floor landing having a uPVC double glazed window to the rear elevation, a light fitting, coving and loft access to the ceiling and a large fully shelved built in cupboard.

## **MASTER BEDROOM 4.40m (14' 5") x 3.22m (10' 7")**

Situated to the front of the property benefiting from a range of built in wardrobes, two uPVC double glazed windows, spotlights to the ceiling, wall lighting, a central heating radiator and carpeted flooring.

## **BEDROOM TWO 4.36m (14' 4") x 2.86m (9' 5")**

Having a uPVC double glazed window to the rear elevation, a light fitting to the ceiling, a central heating radiator, a built in cupboard and carpeted flooring.

## **BEDROOM THREE 3.55m (11' 8") x 0.89m (2' 11")**

To the rear of the property providing a built in wardrobe and vanity unit, a uPVC double glazed window, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

## **BATHROOM 2.47m (8' 1") x 2.27m (7' 5")**

A three piece white comprising a bath tub with tiled surround and mains shower over, a pedestal wash basin and close couple WC. There is a uPVC obscure double glazed window to the front elevation, spotlights to the ceiling, a chrome central heated towel rail and tiled effect cushion flooring.

## **OUTSIDE**

The property sits on a larger than average corner plot with a hard standing driveway for multiple vehicle parking. There is a lawn garden and front and fully lawn garden to the rear with timber shed. Outside you will find security lighting, an outside water tap and car charging point.

## **FIXTURES AND FITTINGS**

All integrated appliances, light fittings, fitted blinds, built in furniture 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 A as confirmed by North Lincolnshire Council.





**Ground Floor**



**First Floor**



**PROPERTY MISDESCRIPTION**

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