



48 Churchill Avenue, BRIGG, DN20 8DZ

Price £204,995

- Desirable Location
- Detached Garage
- Open Plan Dining Kitchen
- Three Bedrooms
- uPVC Double Glazing

- Plenty Off Road Parking
- Enclosed Rear Garden
- Conservatory
- Gas Central Heating



Bell Watson Estate Agents are pleased to market for sale this well maintained detached family home favourably located on the outskirts of Brigg. The property briefly comprises entrance hall, front facing lounge, open plan dining kitchen and conservatory to the ground floor with the first floor providing three bedrooms and a bathroom. Outside you will find front and rear gardens and a driveway leading to a detached garage. Must be viewed!



LOCATION

The property is located in a sought after residential area on the outskirts of the market town of Brigg. The main shopping street has a host of small shops and businesses and there are well respected junior and secondary schools. There is easy access to the M180 motorway, a railway station in the nearby village of Barnetby and Humberside Airport close by at Kirmington.

ACCOMMODATION

Arranged over two floors.

HALL

You enter the property via the uPVC front door into a hallway having a pendant light to the ceiling, a central heating radiator, a built in cloaks cupboard and carpeted stairs to the first floor.

LOUNGE 4.60m (15' 1") x 3.45m (11' 4")

A front facing lounge with central electric fire within decorative mantle and surround. Coving and a pendant light to the ceiling, a three sectional uPVC double glazed bow window, a central heating radiator and carpeted flooring.

DINING KITCHEN 4.44m (14' 7") x 3.10m (10' 2")

A great entertaining space with the kitchen providing a range of high and low level units fitted with complementary work tops having tiled splash backs and under unit lighting incorporating an integrated fridge, dishwasher, oven and gas hob with built in extractor over. A 1.5 composite sink with chrome mixer tap sits under a uPVC double glazed window. There is an under counter recess and plumbing for a washing machine, two light fittings and coving to the ceiling, a central heating radiator, a shelved under stairs pantry cupboard and wood effect laminate flooring. There is ample space for a large dining table and uPVC double glazed french doors open to the conservatory.

CONSERVATORY 3.98m (13' 1") x 3.51m (11' 6")

A uPVC double glazed conservatory having a ceiling fan and light, wall lighting, a central heating radiator, wood effect laminate flooring an external door to the side and french doors opening to the rear.

LANDING

Having a uPVC double glazed window to the side elevation, a pendant light and loft access to the ceiling and a built in cupboard.

BEDROOM ONE 4.30m (14' 1") x 2.49m (8' 2")

To the front of the property providing a range of built in bedroom furniture, a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.48m (11' 5") x 2.51m (8' 3")

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

BEDROOM THREE 2.72m (8' 11") x 1.76m (5' 9")

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

BATHROOM 1.53m (5' 0") x 1.86m (6' 1")

A fully tiled white suite comprises a P shaped bath with mains shower over, a pedestal wash basin with chrome mixer tap and a closed couple WC. There is a uPVC obscure double glazed

window to rear, a light fitting and coving to the ceiling, a central heating radiator and tile effect cushion flooring.

OUTSIDE

The front garden is laid to lawn with a low hedge surrounding. The hard standing driveway leads to the detached garage measuring 6.53m (21' 5") x 3.01m (9' 11") having an up and over door to the front, a timber side access door and windows to the rear, the garage is fitted with lighting and electricity. The rear garden is enclosed and mainly lawned with a patio area located to the back of the garage and off the conservatory. There is a raised rockery, outside lighting, power points and water tap.

FIXTURES AND FITTINGS

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

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 C as confirmed by North Lincolnshire Council.





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