



**30 Dentons Way
Brigg, Lincolnshire DN20 9QG
£167,000**

Bella
properties

Bella Properties are presenting for sale, this three-bedroom semi-detached house in a highly sought-after location, offering excellent public transport links and local amenities within easy reach. This property is in good condition and is brimming with potential, ready for any buyer to put their own stamp on it.

The property is ideal for families or first-time buyers and boasts a well-proportioned layout that includes an entrance hallway, living room, dining room and kitchen on the ground floor, with the landing, three bedrooms and bathroom on the first floor. Externally, there are lawned gardens to both the front and rear, off road parking and a shed for outdoor storage.

Sold with the added benefit of no forward chain, viewings are highly recommended to appreciate this home and are now available!



Hall 4'9" x 4'6" (1.45 x 1.39)

Entrance to the property is via the front door and into the hall. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

Living Room 13'11" x 12'3" (4.25 x 3.75)

Open plan with the dining room. Laminate flooring with coving to the ceiling, central heating radiator, under stairs storage cupboard and gas fireplace set on tiled effect surround. uPVC bay window faces to the front of the property.

Dining Room 9'5" x 8'0" (2.88 x 2.45)

Laminate flooring with coving to the ceiling, central heating radiator and uPVC French doors facing to the rear of the property.

Kitchen 9'5" x 7'2" (2.88 x 2.19)

Vinyl effect flooring with coving to the ceiling, uPVC window facing to the rear of the property and external door giving access to the side of the property. Base height and wall mounted wooden units, complimentary counters and tiled splashbacks, integrated oven and gas hob, integrated stainless steel sink and drainer with space and plumbing for white goods.

Landing

Carpeted with internal doors leading to all three bedrooms, bathroom and storage cupboard.

Bedroom One 11'11" x 9'3" (3.65 x 2.82)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

Bedroom Two 11'5" x 8'3" (3.48 x 2.54)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

Bedroom Three 6'10" x 7'11" (2.1 x 2.42)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

Bathroom 5'9" x 5'11" (1.76 x 1.82)

Tiled flooring with tiled walls and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub with over head shower, toilet and sink.

External

To the front of the property is a lawned garden with established shrubs, and a gravelled driveway for off road parking. The driveway leads to the rear where you will find a further lawned garden, with a wooden shed for outdoor storage.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor

Approx. 34.8 sq. metres



Total area: approx. 69.1 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		EU Directive 2002/91/EC