



17 Church Street, Brigg, DN20 0RG

Offers In Excess Of £500,000

Beautifully positioned within the sought after Elsham village. The tree lined plot is stunning and incredibly private, while the family house has a flexible layout. Well presented throughout with four bedrooms, two bathrooms, a games room, kitchen diner, generous lounge and a spacious sunroom across the back of the house. There are some nice features too like the fireplace in the lounge and the luxe bathroom suite. Elsham itself lies a few miles north of Brigg market town and is just a few minutes away from the M180 and A15. Viewing is recommended to get a real feel for all on offer, please get in touch.

Entrance Hall 18'4" x 10'10" (5.59 x 3.32)



Bedroom One 12'11" x 13'5" (3.95 x 4.10)



Lounge 19'9" x 12'4" (6.04 x 3.76)



En-suite 6'6" x 7'11" (2.00 x 2.42)

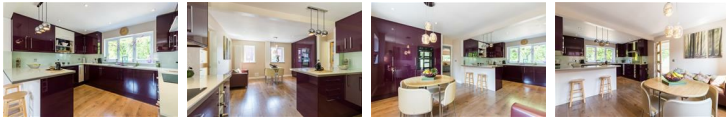
Dressing Area

Bedroom Two 9'5" x 12'4" (2.89 x 3.76)

Dining Room 9'4" x 12'11" (2.86 x 3.94)



Kitchen/Diner 19'9" x 13'11" (6.03 x 4.26)



Bedroom Three 10'1" x 12'4" (3.09 x 3.76)

Bedroom Four 9'5" x 11'6" (2.88 x 3.51)

Sun Room 11'9" x 23'6" (3.60 x 7.17)



Utility Room 14'11" x 5'0" (4.56 x 1.53)

Downstairs W.C.

Boiler Room 4'10" x 5'0" (1.48 x 1.53)

First Floor Landing

Family Bathroom 7'10" x 12'10" (2.40 x 3.93)



Outside



Bar 16'8" x 17'1" (5.09 x 5.22)

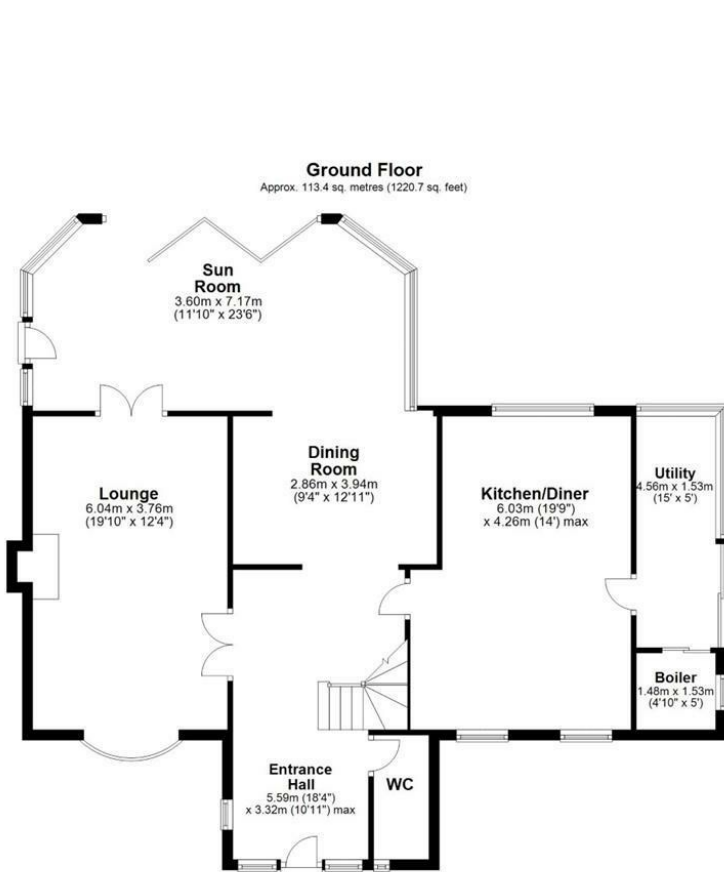


Outbuilding/Store 7'4" x 25'5" (2.24 x 7.75)

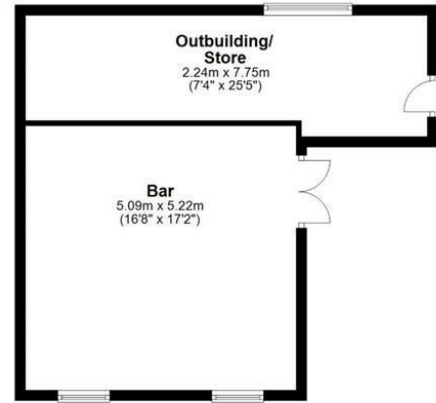
Additional Outside



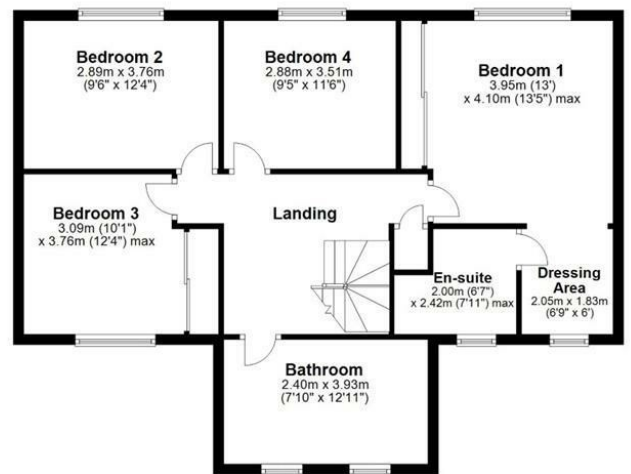
Floor Plan



Outbuilding
Approx. 43.5 sq. metres (467.8 sq. feet)



First Floor
Approx. 80.5 sq. metres (866.6 sq. feet)



Total area: approx. 237.4 sq. metres (2555.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
England & Wales		

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