



21 St. James Road, Brigg, DN20 8DU

£325,000

Positioned in one of the most popular areas in Brigg, St James Road is a spacious and flexible detached family home. We love the layout, a lovely hallway leads to the lounge and the beautiful open plan kitchen, a real family space with doors to the conservatory, the utility and to the second reception room which is ideal as a home study/playroom/extra bedroom.

Upstairs there are three excellent size bedrooms, modern family bathroom and an en suite on the main bedroom too. Outside the house stands really well from the front with ample parking and a garage, the rear garden is very private too.

Viewings are available by appointment, please contact us to book.



Entrance hall



Conservatory 8'1" x 19'2" (2.48 x 5.85)



Study/Bedroom Four 8'9" x 7'11" (2.67 x 2.43)



Lounge 17'9" x 12'1" (5.42 x 3.70)



Kitchen diner 14'7" x 19'9" (4.45 x 6.03)



Utility 7'4" x 7'8" (2.24 x 2.36)

Downstairs W.C.

Landing



Additional Photos



Bedroom One 8'6" x 10'11" (2.61 x 3.33)



En Suite 5'8" x 8'2" (1.74 x 2.51)



Bedroom Two 11'6" x 12'7" (3.52 x 3.84)



Bedroom Three 8'10" x 8'0" (2.71 x 2.44)

Bathroom 7'8" x 6'5" (2.36 x 1.98)



Garage 18'0" x 7'8" (5.50 x 2.36)

Outside

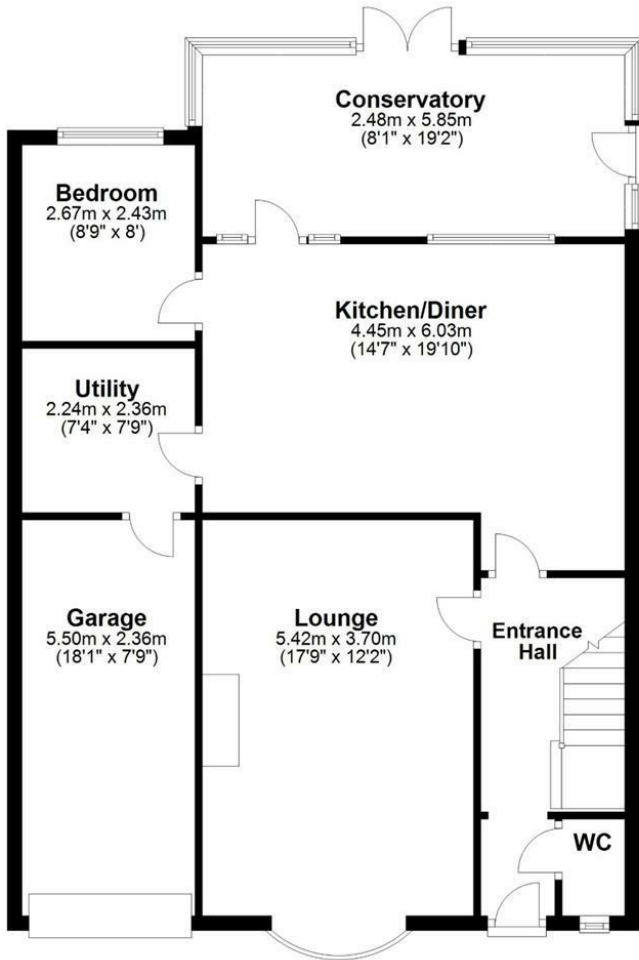




# Floor Plan

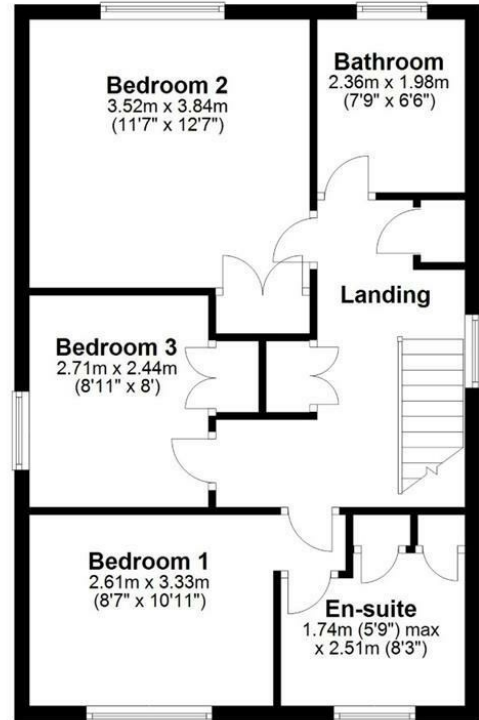
## Ground Floor

Approx. 96.0 sq. metres (1033.6 sq. feet)



## First Floor

Approx. 54.7 sq. metres (588.3 sq. feet)

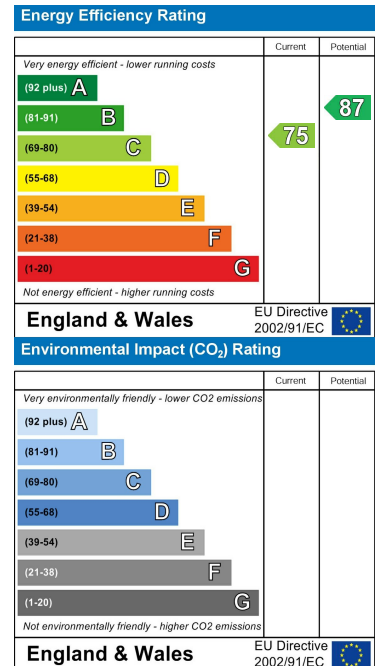


Total area: approx. 150.7 sq. metres (1622.0 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.