



**EA**  
**BEN**  
**CADE**



**19 The Narrow Boats, Brigg, DN20 9RF**

**£220,000**

Brilliantly positioned with walks along the River Ancholme just out the front door. The house itself is tucked away at the end of a quiet cul de sac, has a south west facing rear garden and is few minutes away from the M180 and just a short walk into Brigg. The Narrow Boats is a unique setting and rare to get, the house itself has three good size bedrooms, a family bathroom and a modern en suite upstairs while downstairs has a kitchen diner across the back and two reception rooms, one being the converted garage, ideal as an office/playroom/kids tv room, all neutrally presented and ideal for a family in our opinion. The combination boiler has recently been replaced for peace of mind too. Viewings are available by appointment, please contact us to book.

## Hall

Lounge 15'5" x 10'3" (4.71 x 3.13)



Kitchen Diner 19'4" x 8'2" (5.91 x 2.51)



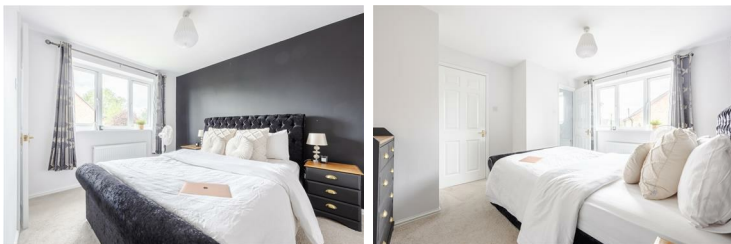
Sitting Room 16'4" x 9'1" (4.98 x 2.78)



## Downstairs W.C.

## Landing

Bedroom One 12'9" x 10'3" (3.90 x 3.13)



## En Suite



Bedroom Two 10'11" x 10'3" (3.33 x 3.13)



Bedroom Three 9'1" x 9'1" (2.78 x 2.77)



Bathroom 8'2" x 5'4" (2.51 x 1.65)



Outside Front

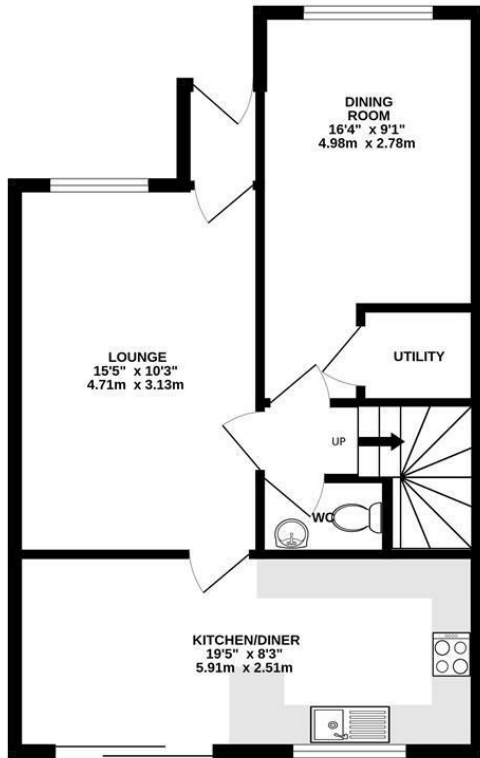


Outside Rear

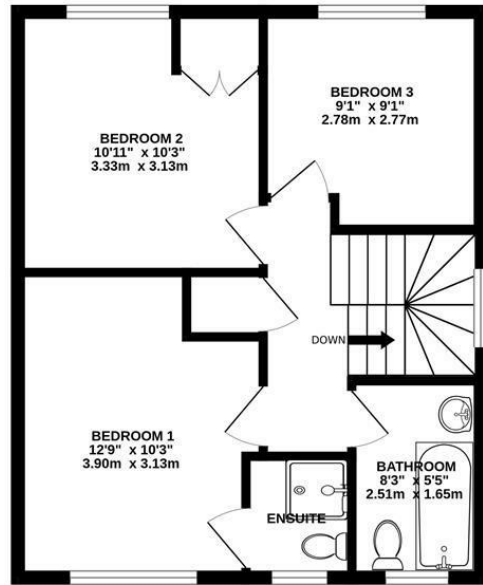


# Floor Plan

**GROUND FLOOR**  
539 sq.ft. (50.0 sq.m.) approx.



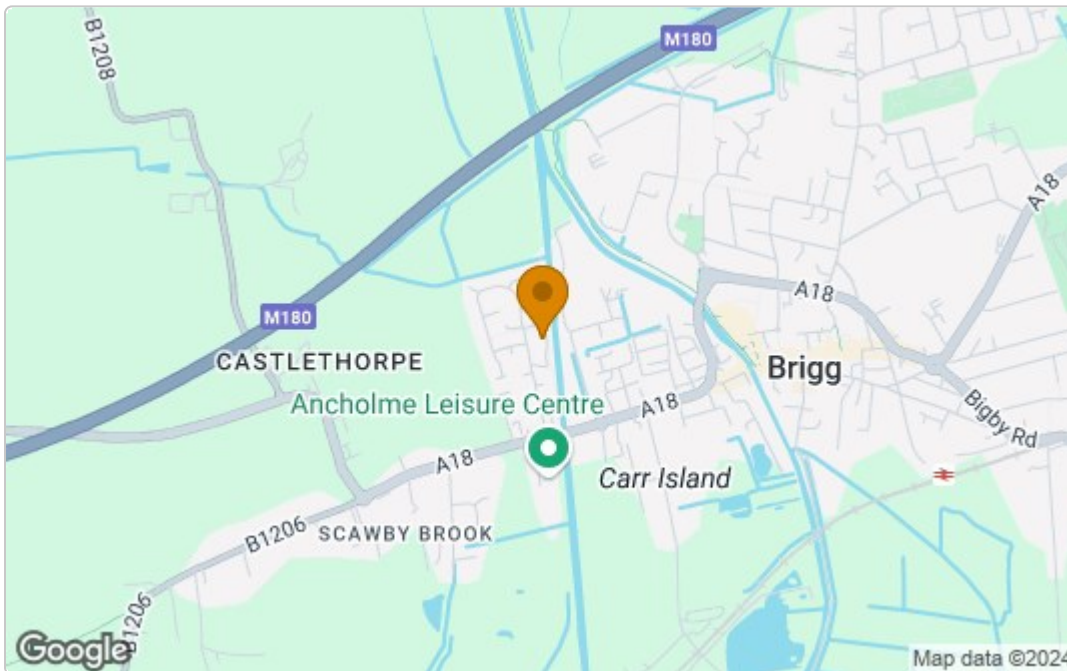
**1ST FLOOR**  
459 sq.ft. (42.7 sq.m.) approx.



**TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.