



36 Woodland Drive, Brigg, DN20 0AX

£175,000

This is a fantastic value home with a great corner plot, loft conversion and in a quiet village location. We have some nice character throughout, two sitting rooms with a wood burner in the lounge, kitchen, downstairs bathroom, two bedrooms on the first floor and a staircase with access to the loft room and outside a fantastic size secure garden. The property also has ample parking and a garage with power and light. Ideal for first time buyers and young families in our opinion, please contact us to book a viewing.

Lounge 11'6" x 10'10" (3.53 x 3.32)



Bedroom Two 11'9" x 6'9" (3.59 x 2.07)



Dining Room 11'8" x 11'6" (3.58 x 3.53 )



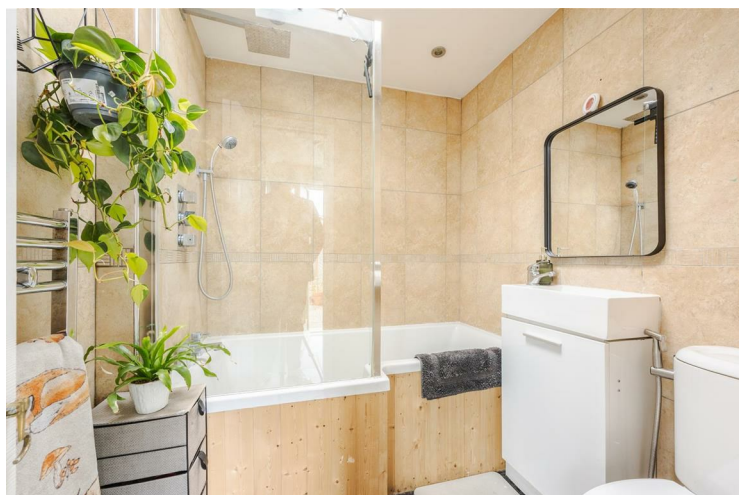
Kitchen 11'6" x 8'0" (3.53 x 2.44)



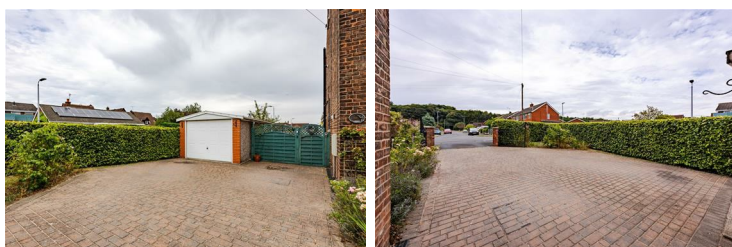
Loft Room 11'6" x 10'5" (3.53 x 3.18)



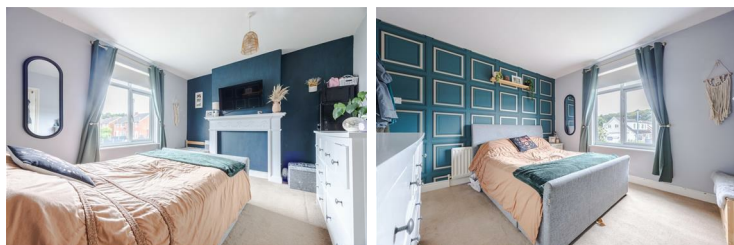
Downstairs Bathroom 5'10" x 5'9" (1.80 x 1.77)



Parking and Garage



Bedroom One 11'6" x 10'10" (3.53 x 3.32 )



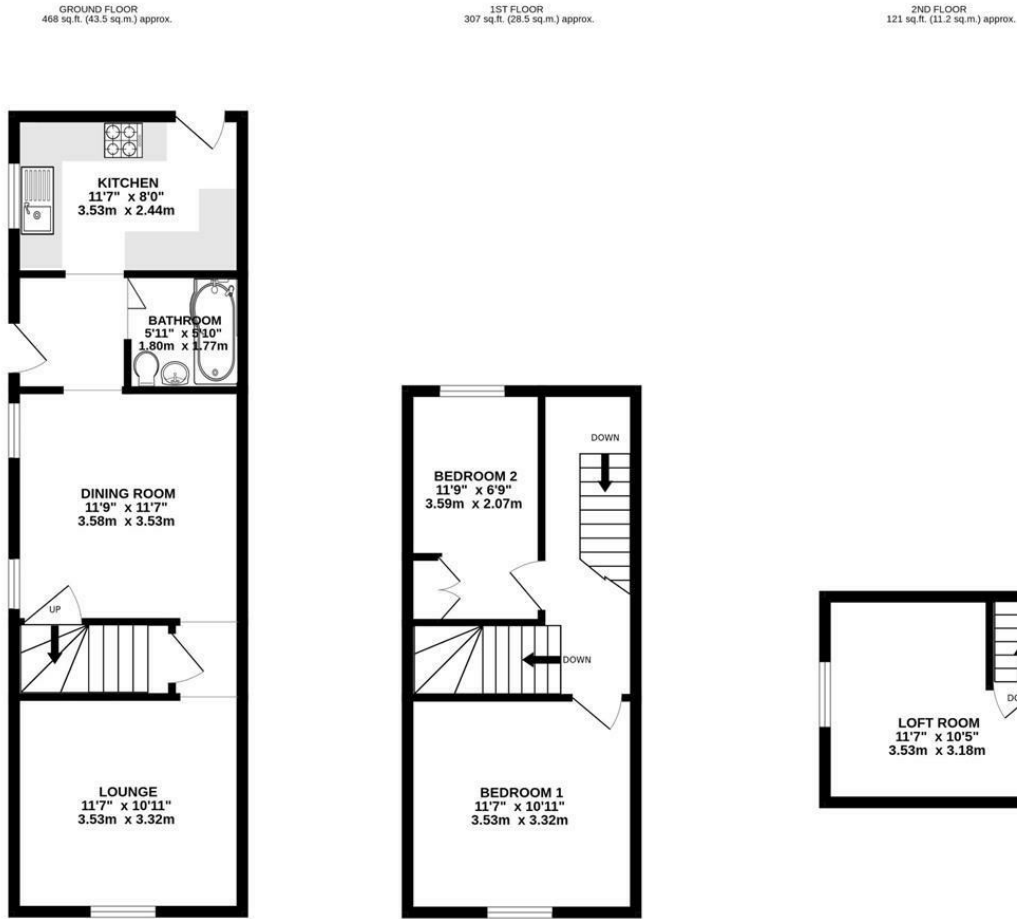
Garden



### DISCLAIMER

We make no comment as to any building works, building regulations, planning permissions, extensions or services in relation to the property. Buyers should conduct their own research with regards to the property and its suitability before proceeding with an offer.

# Floor Plan

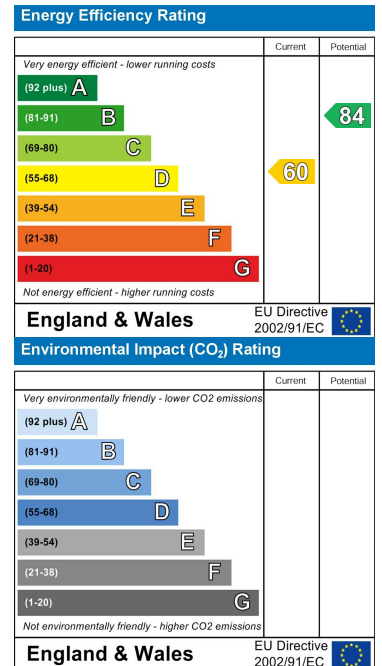


TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
 Made with Metropix ©2024

## 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.