

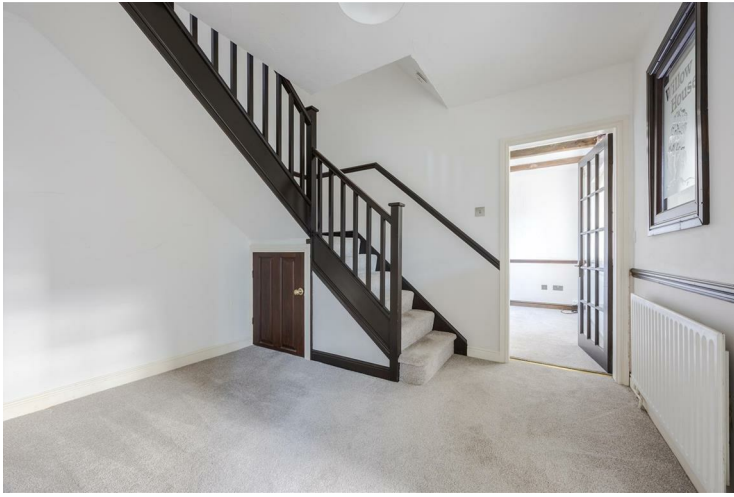


## Willow House 1 East Street, Brigg, DN20 9EF

£299,950

On a lovely corner plot in Hibaldstow with private gardens and a detached double garage, Willow House is available to buy. An ideal family home with two reception rooms and an open plan kitchen diner on the ground floor, together with a utility, w.c. and a spacious hall. Upstairs we have four bedrooms and two bathrooms with fitted storage. Throughout it's presented well with clean and neutral decor, while outside the garden is low maintenance with a driveway sat behind gates and multiple seating areas. Available with no chain this is an excellent value home, please contact us to book your viewing.

Entrance hall



Utility 10'10" x 9'4" (3.31 x 2.86)



Lounge 22'10" x 9'9" (6.96 x 2.98)



Downstairs W.C. 4'10" x 3'10" (1.49 x 1.19)

Landing

Bedroom one 12'1" x 9'10" (3.70 x 3.01)



Kitchen 11'5" x 10'11" (3.48 x 3.34)



En suite



Dining room 11'5" x 7'9" (3.50 x 2.38)

Sitting room 10'9" x 9'3" (3.30 x 2.84)



Bedroom two 10'2" x 9'10" (3.12 x 3.02)



Bedroom three 10'10" x 8'3" (3.32 x 2.53)



Bedroom four 9'5" x 7'11" (2.88 x 2.42)

Family bathroom 11'6" x 7'8" (3.51 x 2.36)



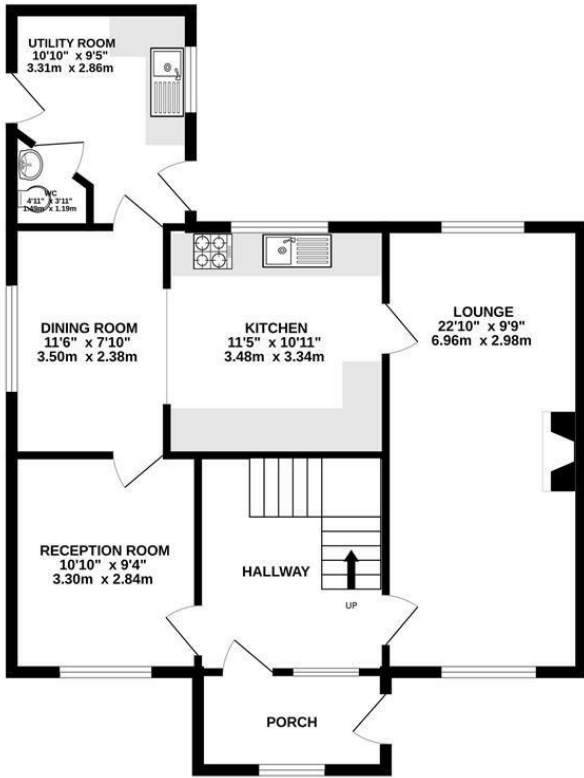
Double garage



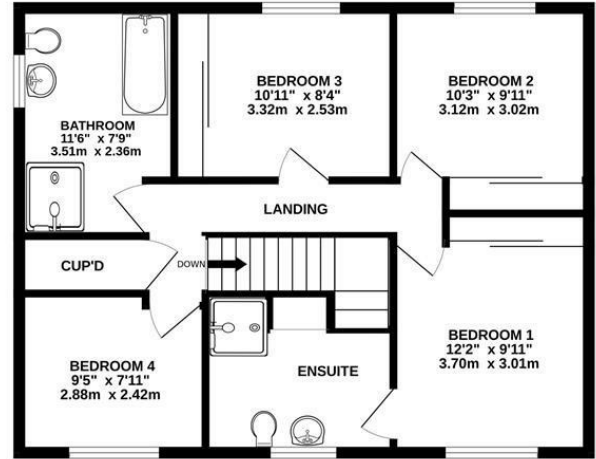
Outside

# Floor Plan

**GROUND FLOOR**  
770 sq.ft. (71.6 sq.m.) approx.



**1ST FLOOR**  
634 sq.ft. (58.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1404 sq.ft. (130.4 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>		
	(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 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	

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