



 4
Bedrooms

 2
Bathrooms



SPACIOUS FAMILY HOME

Louise Oliver Properties welcomes to the market a spacious four bedroom detached family home, located to the ever-popular historic market town of Brigg, Lincolnshire, situated to York Road. The property boasts a great use of space for families, with three double bedrooms and a fourth comfortable single bedroom to the first floor, offering shared access to large family bathroom featuring mains fed over bath shower unit. The ground floor offers deceptively spacious living accommodation with a large kitchen and diner, generous living room, and extended to the rear to comprise a large conservatory. In addition, the property boasts a good sized utility room and ground floor cloakroom to the rear. Externally the property benefits generous off-road parking with carport and automatic external spot lighting, with detached single garage, and extended outbuilding. The rear garden offers low maintenance paved courtyard, with a south-west facing aspect.

Not to be missed!!

Louise Oliver Properties welcome to the market a spacious four bedroom detached family home. Located to the historic market town of Brigg, Lincolnshire, situated to the popular residential area of York Road. The property is deceptively spacious, largely extended to the rear accommodating, three double bedrooms, and fourth single bedroom. The property offers gas central heating, with gas combi-boiler with annual service history, built in appliance to the kitchen including, upright fridge and freezer, and dishwasher. the conservatory boasts a Fujitsu air conditioning unit with split system heat pump, and full insulation to the loft space. Externally boasting great kerb appeal with manicured lawn, and central porch to entry to the property, with a large, paved driveway suitable for off road parking of multiple vehicles, and accessible to detached garage space. the drive-in addition, provide a weather shield to vehicles with large carport over, and boast automatic sensor lighting. The rear gardens offer full enclosed perimeter and gated access, with low maintenance paved courtyard style. Spacious living areas include large lounge with central electric fireplace, double doors to the rear open to extended conservatory overlooking the rear gardens, the large family kitchen features L shaped worktop surround with wood fronted wall and base storage, and a range of integral appliances, with ample dining space. A good size utility room and ground floor cloakroom. The first floor offers three double bedrooms, with built in storage to bedrooms one and two, and the fourth bedroom comprises of a single with ample room to also use as a home office. the family bathroom is presented to suit modern tastes, with panel bath and over-bath mains fed shower unit, and combination back to wall vanity.

The location offers ease of access to the centre of Brigg, with a good range of local services and amenities located within walking distance of the property.

Council Tax band: C

ENTRANCE

Spacious entrance to the front aspect opening to the front aspect via uPVC door into open porch extending through to main hallway comprising of, carpeted flooring, front aspect uPVC window, radiator, stairs to first floor, and lighting to ceiling.

LOUNGE *4.59m x 3.49m*

Generous living space comprises of carpeted flooring, front aspect uPVC window, electric fire to tiled hearth, radiator, double doors to the rear opening to conservatory, and lighting to the ceiling.

CONSERVATORY *4.46m x 2.51m*

Spacious extended conservatory overlooking rear gardens comprises of, tiled flooring, uPVC double glazing with side aspect double doors opening to patio, built in dual air conditioning and heating unit, television point, and lights to the ceiling.

KITCHEN / DINER *4.57m x 3.44m*

Spacious family kitchen and diner comprising of, dual aspect uPVC windows, wood laminate flooring, wood fronted wall and base storage units, tiled splashback to worktops, space for freestanding electric oven and grill, built in dishwasher, fridge, and upright fridge & freezer, stainless steel sink and drainer, and open to rear entry hall with under stairs storage, and light to ceiling.

UTILITY *1.68m x 2.00m*

Rear utility room with internal access via the kitchen comprises of wood laminate flooring, single granite effect worktop with space & plumbing for freestanding white

goods under, wall mounted combi - boiler with annual service history, rear aspect uPVC door opening to patio, and opening to cloakroom.

CLOAKROOM

Ground floor cloak room comprises of low flush cistern, wood laminate flooring, and light to wall.

BEDROOM ONE *2.63m x 3.30m*

Double bedroom comprising of carpet flooring, radiator, front aspect uPVC window, built in storage, and light to ceiling.

BEDROOM TWO *2.68m x 3.36m*

Double bedroom comprising of carpet flooring, front aspect uPVC window, built in storage, radiator, and light to ceiling.

BEDROOM THREE *3.71m x 2.51m*

Double bedroom comprising of carpet flooring, rear aspect uPVC window, radiator, and light to ceiling.

BEDROOM FOUR *1.75m x 2.55m*

Single bedroom comprising of carpet flooring, rear aspect uPVC window, radiator, and light to ceiling.

BATHROOM *1.86m x 2.45m*

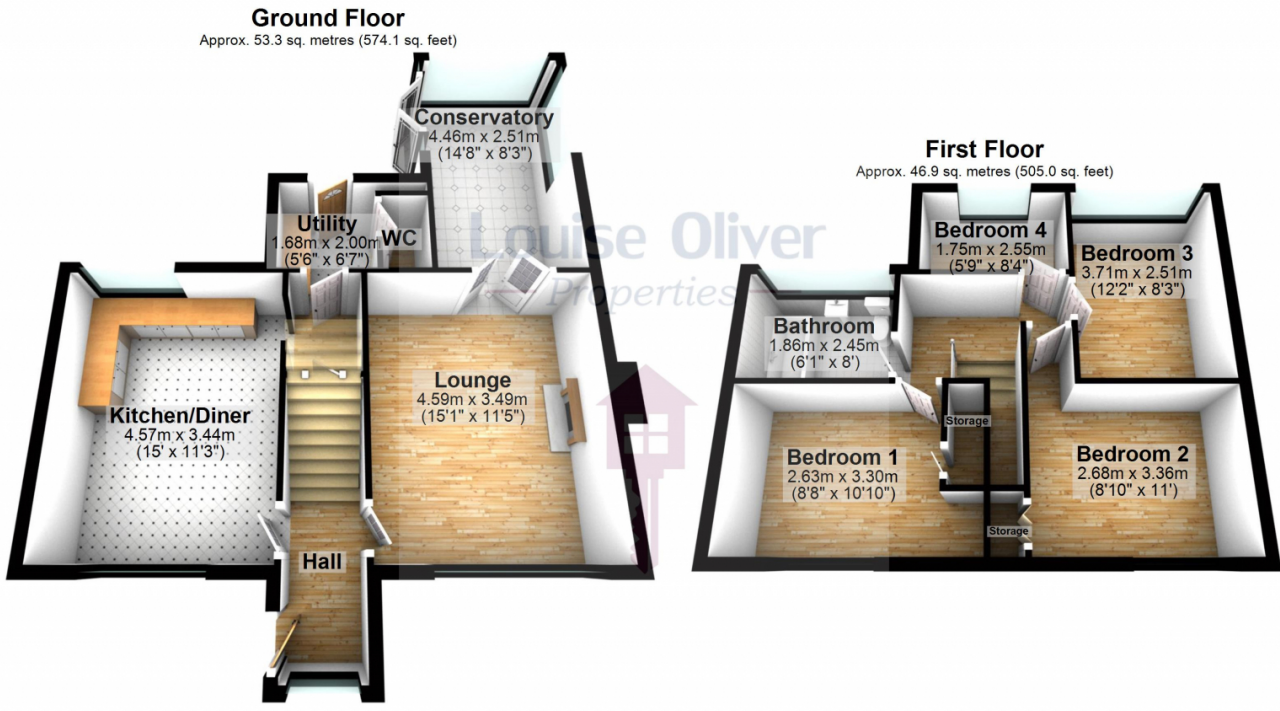
Spacious family bathroom suite comprises tiled flooring and walls, rear aspect obscure glazed uPVC window, panel bath with mains fed over bath shower unit and folding glazed shower screen, combination back to wall vanity with low flush cistern, and hand basin, chrome ladder style towel radiator, extractor unit, and lighting to ceiling.

EXTERNAL

Front aspect offers well-presented front with manicured lawn, and large driveway with off road parking for multiple vehicles, with carport weather shield offering automatic sensor lighting, and accessing the detached garage. The rear garden offers low maintenance paved style courtyard, with fully enclosed perimeter, water supply, outbuilding for storage, and gated access.

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Total area: approx. 100.3 sq. metres (1079.1 sq. feet)
187 York Road, Brigg

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 87 York Road , DN20

