



15 BROCKLESBY AVENUE

IMMINGHAM, DN40 2AS

£250,000
FREEHOLD

Introducing a modern family home with four double bedrooms, a large garden, and a master ensuite. The light-filled kitchen diner and separate utility area combine style with practicality, offering the perfect blend of comfort and functionality for modern living.



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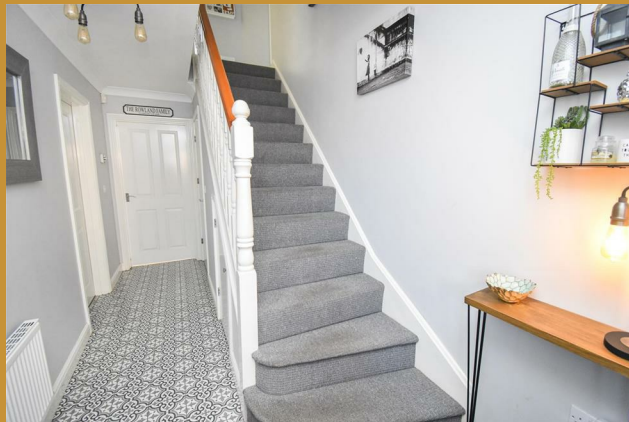
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AGENTS

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01724 642002

15 BROCKLESBY AVENUE

• IMMACULATE FAMILY HOME • FOUR BEDROOMS • MASTER BEDROOM WITH ENSUITE • TUCKED OUT THE WAY LOCATION • CORNER PLOT WITH GOOD SIZED GARDEN • LIGHT AND BRIGHT ACCOMODATION • OFF ROAD PARKING WITH GARAGE • BEAUTIFUL KITCHEN DINER WITH FRENCH DOORS ONTO GARDEN • COUNCIL TAX BAND • FREEHOLD



ENTRANCE HALLWAY

As you enter through the front entrance door you are met with a tastefully decorated hallway with stairs to the first floor and door to the lounge, kitchen diner and downstairs W.C

LOUNGE

With an attractive bay window overlooking the front this spacious room has ample room for family seating, A feature fireplace with Victorian style cast iron fire creates character.

DOWNSTAIRS W.C

Located in a Cloakroom under the stairs this handy space as a low flush W.C, hand wash basin and a radiator

KITCHEN/DINING

Occupying the whole back part of the house this light space is undoubtedly the heart of the home, the dining area has space for a 6/8 seater dining table and chairs and has French doors onto the rear garden. The kitchen area is light and bright with built in double oven, integrated dishwasher, integrated fridge freezer and inset hob with extractor over, a breakfast bar area creates a casual dining space.

UTILITY

With space and plumbing for washing machine and space for tumble dryer with worktop over, door to understairs cupboard

FIRST FLOOR HALLWAY

With doors to all principle rooms and a door to the large airing cupboard

BEDROOM ONE

A spacious front facing room with feature half height panelling and ample space for a variety of bedroom furniture

ENSUITE

Located off the master bedroom, with low flush W.C, vanity hand basin and tiled shoer cubicle with mains powered shower

BEDROOM TWO

Double room located to the rear of the property with fitted wardrobes

BEDROOM THREE

Double room located to the rear of the property with ample space for bedroom furniture

BEDROOM FOUR

Double room located to the front of the property with fitted wardrobes.

FAMILY BATHROOM

With

EXTERNALLY

The property sits away from the main road to the side on a corner plot and attractive block paved driveway gives off road parking for 2+ Vehicles and leads upto the front door and garage, the side area is laid to lawn and a curved brick wall gives a quicky

and private boundary. The rear garden is a fantastic size and is mainly laid to lawn with decking and gravelled areas perfect for seating/entertaining, a paved area directly outside the French doors offers and extra seating area. access to the front is via a side gate.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1463.90 sq ft

Tenure – Freehold

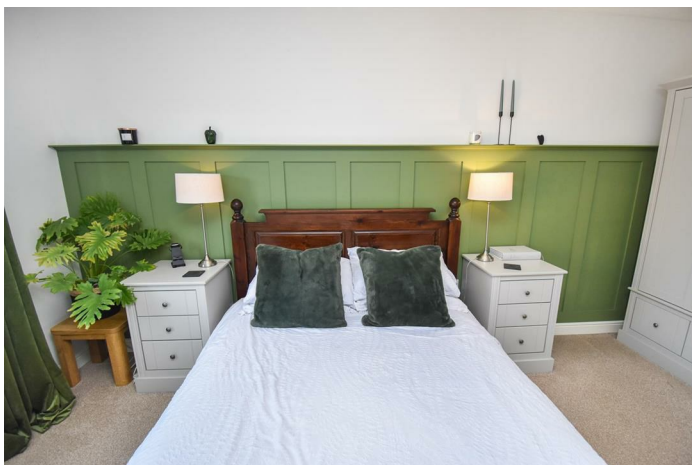




Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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