



13 ST. HELENS ROAD

BRIGG, DN20 8BX

£425,000
FREEHOLD

Welcome to St. Helens Road, Brigg - a stunning property that boasts 3 reception rooms and 6 spacious bedrooms, making it the perfect home for a large family. With 2 bathrooms, there will be no more morning queues, ensuring a stress-free start to your day.

This beautiful house offers ample parking space for up to 6 vehicles, making hosting gatherings or having guests over a breeze. The property's great kerb appeal adds to its charm, making it a standout in one of the most desirable locations in Brigg.



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DESCRIPTION

Welcome to this wonderful family home located on the well-regarded St. Helens Road in central Brigg. This home has been lovingly cared for over the years and has seen a family raised by its current owner. Now, it offers a great opportunity for a new owner to acquire this large detached family home and truly make it their own.

The property boasts plenty of flexibility within its internal space. Upon entering through the spacious hallway, you are greeted by a good-sized formal reception room with a feature fireplace, a kitchen that opens up to a dining room, a separate utility room, and an additional playroom with a pantry. The property has been extended to the rear, providing another very large living room with a log-burning stove and a door leading onto the generous gardens.

Heading up to the first floor, there is a very well-proportioned master bedroom with a walk-in wardrobe and an en-suite bathroom. Additionally, there are three further double bedrooms and two single bedrooms. The current owner is utilizing one bedroom as a sewing room and the other as a home office.

With lovely kerb appeal and a drive-in and out horseshoe driveway, this property offers both charm and practicality for a growing family.

ENTRANCE PORCH

Accessed through a wooden glazed arched door into porch with decorative tiled floor leading to:-

ENTRANCE HALLWAY

Accessed through a timber door with stairs to the first floor, under stairs storage cupboard and leading into:-

SITTING ROOM

Forward facing with a UPVC bay window to front

aspect, UPVC double glazed window to side aspect, feature coal fire on marble hearth with a timber surround having space for comfy sofas.

DINING ROOM

Forward facing with a UPVC bay window to front aspect, UPVC double glazed window to side aspect, feature coal fire on tiled hearth with timber surround having space for a six seater table.

KITCHEN

With a UPVC window to side aspect, quarry tiled flooring, the kitchen has a range of wood effect wall and base units with laminate worktops, Belfast ceramic sink, Rangemaster style cooker with extractor fan, housing boiler.

UTILITY

With a UPVC double glazed door to side aspect, UPVC double glazed window to side aspect, space and plumbing for a washing machine, space for a dryer, Belfast ceramic sink, space for a fridge/freezer, boiler and storage cupboards.

STORE ROOM

With a UPVC double glazed window to rear aspect, kitchen base units having a laminate worktop with a stainless steel sink, walk in pantry and under stairs storage cupboard.

LIVING ROOM

With a UPVC double glazed windows to rear and side aspect, UPVC French doors leading out into the garden, a feature log burner on tiled hearth.

FIRST FLOOR LANDING

With a UPVC double glazed window to front aspect, leading to:-

WC

With a WC and a vanity housed hand wash basin and towel heater.



SECOND FLOOR LANDING

Leading into:-

BEDROOM TWO

With a UPVC double glazed window to the front and side aspect, space for a king size bed with side draws and storage.

BEDROOM THREE

With UPVC double glazed windows to the front and side aspect, space for a king size bed with side draws and storage, feature cast iron fireplace.

BEDROOM FOUR

With skylight to ceiling, space for a single bed and storage.

BEDROOM FIVE

With skylights X 2 to ceiling, space for a double bed and storage.

BEDROOM SIX

With a UPVC double glazed window to front aspect and space for a double bed and storage.

MASTER BEDROOM

With skylights X 2 to ceiling, space for a king size bed with side draws, wardrobes and storage.

MASTER EN-SUITE

With wood panelling to the walls, corner bath with shower attachment, WC, pedestal hand wash basin.

MASTER WALK-IN WARDROBE

With skylight to ceiling, space for hanging rail and draws/storage.

EXTERNALLY

The front of the property has a drive in drive out block paved driveway providing off street parking for several vehicles or hard standing for a caravan/campervan. There is access to the rear from

either side and the driveway leads up to the detached garage.

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ADDITIONAL INFORMATION

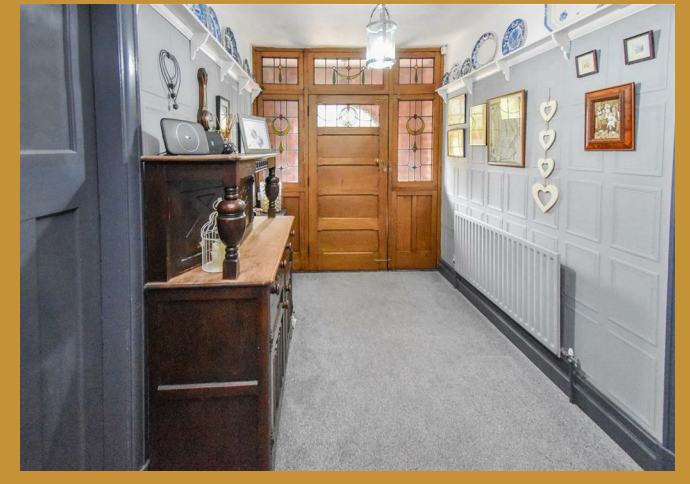
Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2841.00 sq ft

Tenure – Freehold





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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(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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