

**31 PINGLEY PARK,
BRIGG, DN20 9FQ**

**£385,000
FREEHOLD**

Welcome to this wonderful, detached family home in the highly esteemed Pingley Park development near Brigg Garden Centre. Built by Cyden Homes, this light, spacious, and modern property



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31 PINGLEY PARK,



DESCRIPTION

Welcome to this wonderful, detached family home in the highly esteemed Pingley Park development near Brigg Garden Centre. Built by Cyden Homes, this light, spacious, and modern property offers a welcoming entrance hallway, a convenient ground floor WC, and a lovely, cosy living room at the front. The heart of the home is the open plan kitchen, diner, and family room – a great space for everyone to gather. The property also benefits from a separate utility room. On the first floor, the master bedroom boasts built-in mirrored wardrobes and its own ensuite shower room. Bedroom two is a good-sized double with a built-in wardrobe and an ensuite shower room, making it perfect for guests. Bedrooms three and four are also good-sized double bedrooms, served by the family bathroom. The front of the property features a block-paved driveway leading to the single attached garage. The rear gardens are beautifully landscaped, fully enclosed, and an absolute suntrap to enjoy.

ENTRANCE HALLWAY

Accessed through a UPVC door with stairs to the first floor, under stairs storage housing the under floor heating system leading into:-

WC

With an opaque UPVC double glazed window to front aspect, low flush WC including a hand held shower attachment, vanity housed hand wash basin.

LIVING ROOM

With UPVC double glazed windows to front and side aspect, space for comfy sofas.

KITCHEN / DINER

With a UPVC double glazed window to rear aspect, range of wall and base units with laminate worktops, composite sink with chrome mixer tap, integrated dishwasher, integrated fridge and freezer, Rangemaster

style cooker with five ring gas hob and extractor fan, island with breakfast bar leading into dining area with bifold doors onto the patio, space for a six seater table and and comfy sofa.

UTILITY

With a UPVC double glazed window to front aspect, UPVC double glazed door to the side aspect, range of base and larder style unit with laminate worktop and stainless steel sink, space for a washing machine and dryer.

FIRST FLOOR LANDING

With a storage cupboard

MASTER BEDROOM

With a UPVC picture window to front aspect, space for a king size bed with side draws, built in wardrobes and a radiator.

MASTER EN-SUITE

With an opaque UPVC double glazed window to side aspect, WC, vanity housed hand wash basin, chrome towel heater.

BEDROOM TWO

With a UPVC double glazed window to rear aspect, space for a king size bed, built in wardrobes with sliding doors, radiator.

BEDROOM TWO EN-SUITE

With an opaque UPVC double glazed window, WC with hand held shower, hand wash basin, chrome towel heater.

BEDROOM THREE

With a UPVC double glazed window to front aspect, space for a double bed and side draws, radiator.

BEDROOM FOUR

With a UPVC double glazed window to rear aspect, space for a double bed, radiator.

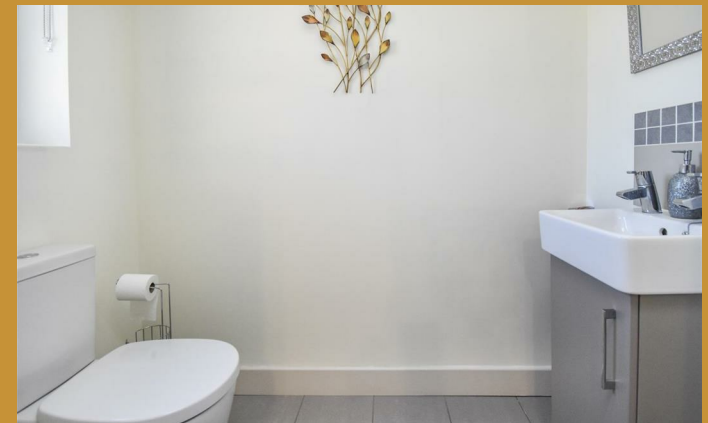
FAMILY BATHROOM

With an opaque UPVC double glazed window, panelled bath with shower attachment, vanity housed and wash basin, WC, chrome towel heater.

EXTERNALLY

Located in a quiet cul-de-sac the front of the property has a blocked paved driveway providing off street parking for several vehicles leading to the garage, the garden is laid to lawn. The rear private garden is laid to lawn with a patio area, seating area, mature borders with shrubs and bushes and a timber shed.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1627 sq. ft / 151.25 sq. m
 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		86	93
(81-91) B			
(69-80) C			
(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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