



6 PINGLEY PARK

BRIGG, DN20 9FQ

£425,000
FREEHOLD

Welcome to Pingley Park—a highly desirable and well-regarded development near the Garden Centre in Brigg, built by Cyden Homes. This lovely area is situated near the vibrant market town of Brigg, making it a fantastic place to live.



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DESCRIPTION

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Biltons is delighted to offer for sale this impressive four-bedroom detached executive family home, which enjoys a private, non-overlooked position with serene views over paddock land to the rear.

Upon entering, you're greeted by a spacious reception hallway that leads to a dual-aspect living room, a convenient downstairs WC, and a sizable open-plan kitchen/dining/family room with under floor heating throughout and having stunning bifold doors that open out to the rear garden.

Upstairs, the first floor features a luxurious principal suite with a walk-in wardrobe area and a full ensuite bathroom. The guest bedroom also benefits from its own ensuite, while the remaining two bedrooms are generously sized doubles. Additionally, there is a large storage cupboard on the landing.

The property includes off-street parking, an integral garage, and a landscaped rear garden. Offered for sale with no upward chain, this is an excellent opportunity for any growing family to enjoy peaceful living in a sought-after location.

ENTRANCE HALLWAY

Accessed through a UPVC double glazed door with opaque windows each side, stairs to the first floor, porcelain tiled floor leading into:-

LIVING ROOM

With UPVC double glazed window to the front and side aspect with space for comfy sofas and TV cabinet.

DOWNSTAIRS WC

With an opaque UPVC double glazed window, low flush WC, vanity housed hand wash basin.

KITCHEN / FAMILY ROOM

Kitchen having a UPVC double glazed window to rear aspect, range of shaker style base units with laminate worktops, composite one and a half drainer sink, integrated dishwasher, integrated fridge/freezer, electric eye level fan assisted oven and grill, induction five ring hob with extractor fan with a breakfast bar leading into:-

Family area with UPVC double glazed French doors into garden, space for comfy sofas and a dining table with a UPVC double glazed window to front aspect.

UTILITY ROOM

With an opaque UPVC double glazed door to side aspect, larder style cupboard with space and plumbing for a washing machine and dryer under a laminate worktop with a stainless steel sink and a storage cupboard.

FIRST FLOOR LANDING

With a UPVC double glazed window to side aspect, large storage cupboard, airing cupboard housing water tank and a radiator.

MASTER BEDROOM

With triple and double mirrored sliding wardrobes to entrance, UPVC double glazed windows to front and rear aspect, radiator, space for a super king size bed with side draws and storage, leading into:-

MASTER EN-SUITE

With an opaque UPVC double glazed window to rear aspect, walk in shower with rainfall and hand held attachment, WC, vanity housed hand wash basin, chrome towel heater.

BEDROOM TWO

With a UPVC double glazed window to front aspect, space for a king size bed with side draws and wardrobes, radiator, leading into:-

BEDROOM TWO EN-SUITE

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

BEDROOM THREE

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

BEDROOM FOUR

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

FAMILY BATHROOM

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

EXTERNALLY

The front of the property is laid to lawn with a driveway providing off street parking leading to the single attached garage. The non overlooked rear garden is fully enclosed with timber fencing, laid to lawn with a paved patio area and a seating area.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2236.00 sq ft

Tenure – Freehold

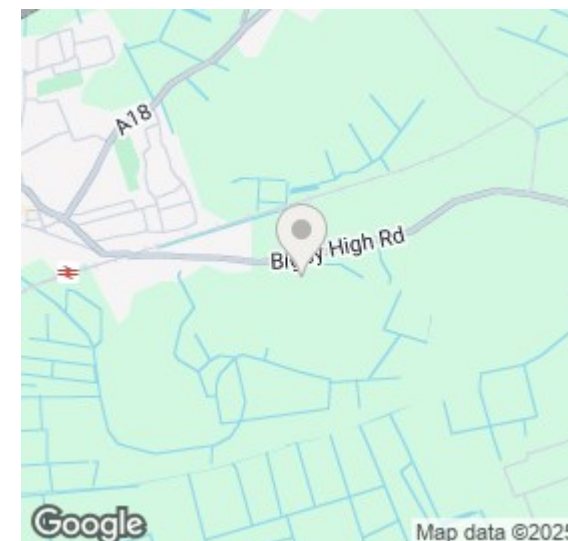




Approx. Gross Internal Floor Area 2236 sq. ft / 207.79 sq. m

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		92
(81-91) B	86	
(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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