



27 PINGLEY PARK

BRIGG, DN20 9FQ

£475,000
FREEHOLD

Welcome to this exceptional four-bedroom detached property, situated in the prestigious Pingley Park near Brigg Garden Centre. This home showcases outstanding craftsmanship, offering both style and practicality.



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DESCRIPTION

Welcome to this exceptional four-bedroom detached property, situated in the prestigious Pingley Park near Brigg Garden Centre. This home showcases outstanding craftsmanship, offering both style and practicality.

Upon entering the spacious hallway, you are immediately led into the heart of the home – a stunning open-plan kitchen, dining, and family room, complete with underfloor heating throughout. This expansive area is perfect for entertaining and family living. The property also benefits from an extension, which includes a sunroom with a beautiful lantern ceiling, log burning stove and full bi-fold doors that open onto the rear landscaped garden. The garden offers non-overlooked views of open fields, creating a peaceful and private retreat.

On the ground floor, you'll also find a separate downstairs WC and a formal, forward-facing living room – a cozy space to relax during the colder months.

As you head upstairs, the first floor reveals the master bedroom, which boasts an abundance of built-in wardrobes and a large, light-filled double bedroom with a full en-suite shower room. Bedroom two is also a spacious double with its own en-suite shower room, making it ideal for guests. Bedrooms three and four are both generously sized doubles and share a well-appointed family bathroom.

This property also includes a useful storage room, perfect for keeping seasonal decorations and suitcases tucked away without the need for loft access.

To the front, there is a block-paved driveway leading to a garage with an up-and-over door, while the rear garden features a charming gazebo with heating and lighting, as well as a large patio area – an ideal space for

outdoor dining and entertaining.

This is a truly wonderful family home in an enviable location.

ENTRANCE HALLWAY

Accessed through a UPVC door with light and coving to ceiling, tiled floor, stairs to the first floor with under stairs storage housing under floor heating system.

LIVING ROOM

With lights and coving to ceiling, UPVC double glazed windows to front and side aspect, under floor heating.

KITCHEN / DINER / FAMILY ROOM

Kitchen with spotlights and coving to ceiling, UPVC double glazed window to rear aspect, selection of taupe shaker style wall and base units with wood effect laminate worktops and up stands, composite one and a half drainer sink with chrome mixer tap with handheld shower attachment, integrated dishwasher, wine cooler, range master fan assisted oven with five ring gas burners and extractor fan, kickboard lighting, large ceramic matt tiles throughout. Leading into the dining/sitting area with lights and coving to ceiling, UPVC double glazed window to front aspect, feature panelled wall, space for eight seater table and corner sofa, under floor heating.

SUN ROOM

With lantern glass ceiling and spotlights to ceiling, bifold doors to rear aspect, log burning stove, UPVC double glazed windows to both side aspects, exposed brick wall, under floor heating.

UTILITY

With spotlights and coving to ceiling, UPVC double glazed door to side aspect, selection of taupe shaker style wall and base units with wood effect laminate worktops, single drainer sink, space and plumbing for washing machine, space for dryer, storage cupboard, under floor heating.



DOWNSTAIRS WC

With spotlights to ceiling, UPVC opaque double glazed window to side aspect, WC, vanity hand wash basin, under floor heating.

FIRST FLOOR LANDING

With lights and loft hatch access to ceiling, UPVC double glazed window to rear aspect, radiator.

MASTER BEDROOM WALK THROUGH

WARDROBES

With light to ceiling, triple sliding door wardrobes and double sliding door wardrobes leading to:-

MASTER BEDROOM

With lights to ceiling, UPVC double glazed windows to front and rear aspect, radiators X 2, space for a super king bed leading into:-

MASTER EN-SUITE

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

BEDROOM TWO

With light to ceiling, UPVC double glazed window to rear aspect, radiator, built in double mirrored sliding door wardrobes leading into:-

BEDROOM TWO EN-SUITE

With light to ceiling, UPVC opaque double glazed window to side aspect, corner shower cubicle with rainfall and hand held attachment, WC, vanity housed hand wash basin, chrome towel heater.

BEDROOM THREE

With light to ceiling, UPVC double glazed window to rear aspect, radiator.

BEDROOM FOUR

With light to ceiling, UPVC double glazed window to rear aspect, radiator.

FAMILY BATHROOM

With light to ceiling, UPVC opaque double glazed window to side aspect, panelled bath with handheld attachment, WC, vanity house hand wash basin, chrome towel heater.

EXTERNALLY

The front of the property has a block paved driveway providing off street parking for several vehicles leading to the single garage with up and over door which has been extended to the rear to incorporate a gym area. The rear non overlooked garden is fully enclosed with timber fencing, Laurel hedging, laid to lawn, patio area, wooden gazebo with space for a log burner, decked flooring, mature elevated bedding with inset lighting.

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ADDITIONAL INFORMATION

Local Authority –

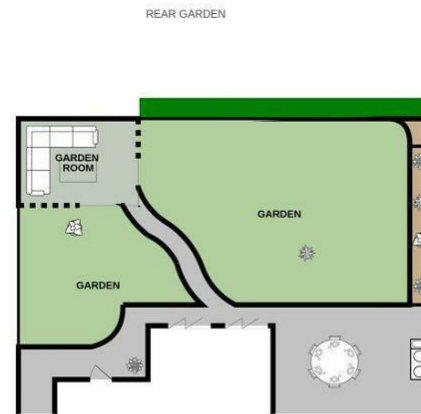
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2055.00 sq ft

Tenure – Freehold





DETACHED HOUSE

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		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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