



19 PINGLEY PARK

BRIGG, DN20 9FQ

£440,000
FREEHOLD

Welcome to this exceptional family home, situated in the highly sought-after Pingley Park development near the garden centre on the outskirts of Brigg. Beautifully presented and neutrally decorated throughout, this property is move-in ready while offering the perfect canvas to add your personal touch.



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DESCRIPTION

Stunning Family Home in Prestigious Pingley Park

Upon entering, you are greeted by a spacious reception hallway leading to a generous square living room at the front of the home. The ground floor also features a convenient WC. To the rear, you'll find an impressive open-plan kitchen and dining area, complete with bi-fold doors that open onto an elevated decking area—seamlessly extending the living space into the beautifully manicured, fully enclosed garden. A charming summer house sits at the rear, enhancing the outdoor appeal.

Upstairs, the master bedroom boasts a dedicated wardrobe area and a stylish en-suite. Three additional double bedrooms are served by a four-piece family bathroom, featuring a bathtub, separate shower, and hand wash basin.

The property benefits from a double garage, ample driveway parking, and additional space to the side. The home's barn-style architecture, prime location, and minimal required work make it an outstanding choice for families seeking a blend of character and convenience.

Situated within walking distance to Brigg, this is a rare opportunity to secure a truly special home in a prestigious setting.

ENTRANCE HALLWAY

Accessed through a uPVC door with opaque glass to the side, stairs to the first floor leading into:-

LIVING ROOM

Accessed through double doors with uPVC double glazed windows to front and side aspect, space for comfy sofas.

DOWNSTAIRS WC

With an opaque uPVC double glazed window to front aspect, WC, hand wash basin.

KITCHEN / BREAKFAST ROOM

With uPVC double glazed window to front aspect, Bifold doors providing access to rear garden, the kitchen has a range of wall and base units with laminate worktops, composite sink, integrated dishwasher, eye level oven and grill, integrated fridge and freezer, central island with induction hob and extractor fan, space for a dining table and comfy sofa.

UTILITY

With a uPVC fully glazed door to side aspect, base units with laminate worktop with a stainless steel sink having space and plumbing for a washing machine and dryer.

FIRST FLOOR LANDING

With loft hatch access and a large picture window to front aspect, uPVC double glazed window to rear aspect, storage cupboard and a radiator.

MASTER BEDROOM

With a uPVC double glazed window to rear aspect, radiator, built in mirrored wardrobes leading into:-

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, WC, hand wash basin, fully tiled cubicle shower, chrome towel heater.

BEDROOM TWO

With uPVC double glazed windows to front and rear aspect, radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

BEDROOM FOUR

With a uPVC double glazed window to front aspect and a radiator.



FAMILY BATHROOM

With an opaque uPVC double glazed window to front aspect, panelled bath with hand held shower attachment, double walk in shower, hand wash basin, WC, chrome towel heater.

EXTERNALLY

The front of the property is laid to lawn having mature shrubs with a winding path leading to the front door, the block paved driveway provides off street parking for several vehicles and leads to the double garage. The rear garden is fully enclosed with timber fencing, laid to lawn with raised bedding, patio area with a summer house and shed.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1798.00 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		93
(81-91) B	85	
(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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