



3 BETULA CLOSE

BRIGG, DN20 8FQ

£425,000
FREEHOLD

Welcome to this stunning family home in central Brigg, ideally located within walking distance of a variety of local amenities, including independent shops, eateries, and a weekly farmers' market.



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DESCRIPTION

Welcome to this stunning family home in central Brigg, ideally located within walking distance of a variety of local amenities, including independent shops, eateries, and a weekly farmers' market.

Lovingly upgraded by its current owners, this beautifully presented home offers space, flexibility, and an abundance of natural light—perfect for modern family living.

As you step inside, you're greeted by a generous entrance hallway that flows seamlessly into the impressive dual-aspect living room. With bi-fold doors opening out onto a private patio and garden, it's an ideal space for relaxation or entertaining. A separate snug/formal dining room provides further versatility, while the large kitchen/diner is a real showstopper—complete with high-spec appliances, quartz worktops, and additional bi-fold doors leading to the garden.

Also on the ground floor is a cloakroom and WC. The property benefits from underfloor zoned heating throughout this level, ensuring comfort year-round.

A real highlight is the converted double garage, now an incredible man cave/games room, accessed via a newly approved connecting hallway from the main residence. Featuring French doors to the garden, a home bar, and room for a full-size pool table, this space is perfect for entertaining.

Upstairs, the spacious galleried landing leads to a luxurious master bedroom with en-suite, and three further generous double bedrooms served by a contemporary family bathroom. The bathroom boasts a freestanding bath and a walk-in shower, designed with both style and function in mind.

Set in a quiet private cul-de-sac of just five homes, this property enjoys a peaceful setting while being just moments from the town centre. Additional features include full CCTV, underfloor heating on the ground floor, and the remainder of a 10-year builder's warranty (7 years remaining).

Offered for sale with no forward chain, this is a rare opportunity to secure a high-spec, move-in-ready home in a prime location.

ENTRANCE

Via composite door into a lovely large reception hallway with light to ceiling, stairs to the first floor, under floor heating

LIVING ROOM

Two lights to ceiling, Large bay window to front aspect and bi-fold door to rear aspect, under floor heating

SNUG/FORMAL DINING ROOM

Light to ceiling, uPVC double glazed window to front and side aspect, under floor heating

CLOAK ROOM

A nice handy space for coat and shoes to be kept out of site, leading to :

WC

Light to ceiling, uPVC double glazed window, low flush WC, vanity housed hand wash basin

KITCHEN DINER

A stunning space to enjoy with high spec kitchen appliances and bi-fold door leading you to the rear landscaped garden

Spotlight to ceiling, pendant light over the central island, a range of soft grey shaker style wall and base units with quartz worktops and contrasting central island in navy blue, integrated fridge freezer and

dishwasher, electric fan assisted oven and induction hob. The kitchen seamlessly flows into the dining area where there is ample space for a six-seater dining table and bi-fold doors to the rear garden

UTILITY

Light to ceiling space and plumbing for a washing machine and tumble dryer and storage cupboard for Hoover a

REAR PORCH

A new addition to the property creating a interconnecting hallway to the games room
Light to ceiling composite door to front aspect, a selection of floor to ceiling built in cupboards for additional storage

GAMES ROOM

Spot light to ceiling, 2 uPVC double glazed window to front aspect and French doors to rear garden, underfloor heating, built in home bar and space for a pool table or home gym

FIRST FLOOR LANDING

Light and loft hatch to ceiling uPVC window to front aspect and radiator

BEDROOM ONE

Light to ceiling, uPVC double glazed window to rear aspect and radiator

EN-SUITE

Spotlights to ceiling, uPVC double glazed window, low flush WC, vanity housed hand wash basin, walk in shower and towel heater.

BEDROOM TWO

Light to ceiling, uPVC double French doors to front aspect and radiator

BEDROOM THREE

Light to ceiling, uPVC double glazed window and radiator

BEDROOM FOUR

Light to ceiling, uPVC double glazed window to front aspect and radiator

FAMILY BATHROOM

Light to ceiling, uPVC double glazed window, walk in shower, vanity housed hand wash basin, free standing bath and low flush WC

EXTERNAL

To the front of the property, you're greeted by a generous lawned garden bordered with mature Laurel hedging, offering both privacy and curb appeal. A spacious double driveway provides ample off-road parking, while a paved pathway leads you to the front door.

The rear garden is fully enclosed and enjoys a sought-after south-facing position. It features two large patio areas — one directly accessed via the bi-fold doors from the kitchen, and the other from the French doors in the games room — perfect for outdoor entertaining. The wrap-around garden offers gated access on both sides, is fitted with CCTV for added security, and boasts beautifully manicured lawns throughout.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 202.9 sq. metres (2184.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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