



8 GRAMMAR SCHOOL ROAD

BRIGG, DN20 8AA

£325,000
FREEHOLD

Substantial Detached House in Prime Town Centre Location – Extensive Gardens & Garage
Welcoming a new owner to come and put their own stamp on this substantial family home, offering generous gardens, a convenient location, and off-road parking.



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DESCRIPTION

A rare opportunity to acquire a substantial detached home situated in a sought-after town centre location in Brigg. Conveniently placed within walking distance of all amenities, the property enjoys off-street parking, a double tandem garage, and a stunning, extensive rear garden. Viewing is strongly recommended to fully appreciate both the generous living space and the exceptional outdoor setting. The property briefly comprises of a living room, kitchen, dining room leading to the sunroom and ground floor shower room. to the first floor you will find three bedrooms served by a family bathroom.

Location

Positioned close to the heart of the popular market town of Brigg, the property benefits from a charming rural atmosphere while offering all the convenience of local amenities. Brigg features:

Accommodation

Front Entrance Porch

uPVC part-glazed front door with glazed light above, side windows, and internal glazed door to:

Hallway

Spacious and light with radiator and staircase to half landing and first floor.

Cloakroom

Opaque front window, radiator, white WC and wash hand basin.

Sitting Room (15'5" x 10'4" / 4.70m x 3.16m)

Windows to the front and Sun Room, double radiator, open fireplace with tiled surround.

Dining Room (19'0" x 7'4" / 5.81m x 2.26m)

Rear-facing window, double radiator, open to:

Sun Room (13'3" x 10'5" / 4.06m x 3.18m)

French doors to the garden, glazed to three sides, panel radiator, ceiling fan/light unit.

Kitchen (19'1" x 10'5" / 5.82m x 3.20m)

Two rear windows, rear door, wall-mounted gas fire, fitted units with worktops, two and a half bowl stainless steel sink, built-in pantry, and internal access to garage.

First Floor

Half Landing

With two windows to the front elevation.

Main Landing

Spacious, with airing cupboard housing Worcester gas boiler and hot water cylinder, plus large storage cupboard.

Bedroom One (15'6" x 10'5" / 4.73m x 3.18m)

Windows to front and rear, radiator, extensive fitted wardrobes, over-bed storage, and dressing table with drawers.

Bedroom Two (10'2" x 7'5" / 3.10m x 2.27m)

Rear window, radiator, built-in cupboard.

Bedroom Three (10'5" x 9'4" / 3.20m x 2.87m)

Rear window, radiator.

Family Bathroom

Opaque front window, double radiator, fully tiled walls, grey suite including panelled bath, enclosed corner shower, pedestal basin, and WC.

Outside

Accessed via timber double gates, the front offers a tarmac driveway with ample parking and turning space, leading to a Double Tandem Garage (9.61m x

4.31m) with front and rear doors, power, and lighting
—ideal for through access to the garden.

Rear Garden

A particular feature of the property—extensive and
beautifully maintained, primarily laid to lawn with:

Patio area

Paved walkways

Three garden stores

Summer house

Greenhouse

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1367.00 sq ft

Tenure – Freehold





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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