



19 DENTONS WAY

BRIGG, DN20 9JF

£260,000
FREEHOLD

Nestled in a peaceful cul-de-sac, this well presented 3-bedroom detached property offers spacious and versatile living, perfect for families or those who love to entertain.



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01724 642002

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DESCRIPTION

Nestled in a peaceful cul-de-sac, this beautifully presented 3-bedroom detached property offers spacious and versatile living, perfect for families or those who love to entertain.

The home boasts a charming front-facing living room and a generously sized kitchen that flows seamlessly into an extended sunroom – a bright and airy space ideal for dining and entertaining, complete with French doors leading out to the rear garden.

Downstairs also features a large utility room, perfect for keeping laundry and clutter out of sight, a ground-floor shower room, and a versatile ground-floor bedroom converted from the original garage.

Upstairs, you'll find three well-proportioned double bedrooms, all served by a contemporary family bathroom.

The rear garden is thoughtfully designed for outdoor living, with two spacious seating areas, a summer house complete with a bar, and plenty of room for relaxation and social gatherings.

To the front, there is off-road parking for two vehicles.

Located in the charming village of Hibaldstow, this home benefits from a great local pub, a Co-op convenience store, a highly regarded school, and excellent transport links via the A15 – offering easy access to the market town of Brigg and beyond.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with uPVC double glazed windows to each side, stairs to the first floor and a radiator.

LIVING ROOM

With a uPVC double glazed bay window to front aspect, under stairs storage and a radiator.

KITCHEN / SUN ROOM

With a uPVC double glazed window to rear aspect, range of wall and base units with laminate worktops, composite sink, eye level electric fan assisted oven and grill, gas hob with extractor fan, breakfast bar leading into sun room with uPVC double glazed French doors and uPVC double glazed windows into garden and a radiator.

UTILITY

With a uPVC double glazed door and window to rear aspect, space for a dishwasher, washing machine, dryer, American style fridge freezer, stainless steel sink and a radiator

SHOWER ROOM

With an opaque uPVC double glazed window to side aspect, corner shower, WC, hand wash basin and a radiator.

BEDROOM FOUR

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

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect, radiator and storage cupboard.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

With a uPVC double glazed window, storage cupboard and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window, P shaped bath with overhead shower, WC, hand wash basin and a radiator.

EXTERNALLY

The front of the property has a blocked paved driveway providing off street parking, is laid to lawn with mature shrubs. The rear garden is fully enclosed with timber fencing, is non over looked, laid to lawn with a patio area and pergola, seating area and home built bar.

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ADDITIONAL INFORMATION

Local Authority –

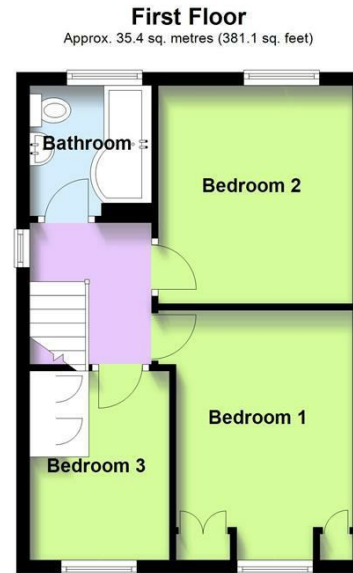
Council Tax – Band B

Viewings – By Appointment Only

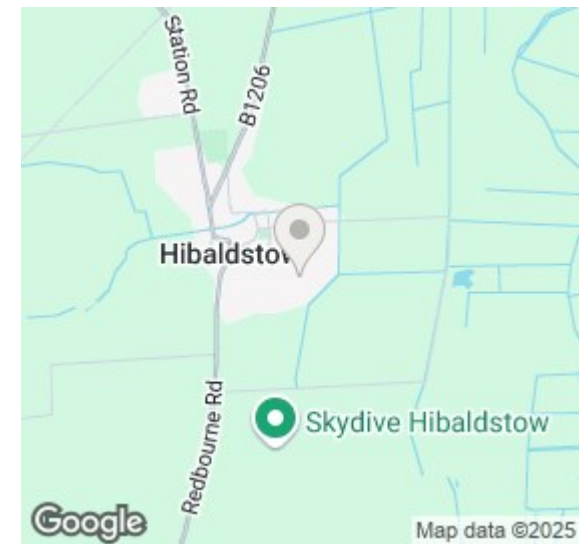
Floor Area – 1571.00 sq ft

Tenure – Freehold





Total area: approx. 103.6 sq. metres (1114.8 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		
	74	83
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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