



7 THE ORCHARD HALL LANE

BRIGG, DN20 0QY

£400,000
FREEHOLD

Welcome to The Orchard, Hall Lane, Elsham – a substantial property set within generous grounds, offering an exciting opportunity for transformation. Requiring a full scheme of modernisation, this home is ideal for those looking to create their dream residence in a peaceful, private setting.



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DESCRIPTION

Approached via its own sweeping driveway, the property enjoys an enviable, non-overlooked position and includes a large garage. Inside, you'll find a spacious formal living room and a good-sized dining room, each with charming feature fireplaces, a kitchen with pantry, and a downstairs WC.

Upstairs offers four generously proportioned bedrooms and a family bathroom. Outside, the extensive grounds provide plenty of scope to enjoy the serenity, space, and freedom of village life.

Offered with no onward chain, this is a rare chance to unlock the potential of a fantastic home in a sought-after location.

ENTRANCE HALLWAY

Accessed through a timber door with stairs to the first floor, under stairs storage cupboard and a radiator.

SITTING ROOM

With a window to rear aspect, feature gas fire and a radiator.

LIVING ROOM

With a window to front and side aspect, door to the rear, feature gas fire and a radiator.

KITCHEN

With a window to rear aspect, radiator and power.

DOWNSTAIRS WC

With a window, WC, hand wash basin and housing the boiler.

FIRST FLOOR LANDING

Up a half spiral staircase with a radiator.

BEDROOM ONE

With a window to rear aspect, storage cupboards and a radiator.

BEDROOM TWO

With two windows, radiator, feature fireplace and built in wardrobes.

BEDROOM THREE

With windows to rear and side aspect, radiator and storage cupboards.

BATHROOM

With window, bath, WC, hand wash basin and a radiator.

WC

With a WC and hand wash basin.

STORAGE CUPBOARD

BEDROOM FOUR

With a window and a radiator.

EXTERNALLY

The front of the property has a sweeping pebbled driveway providing off street parking for several vehicles, laid to lawn with mature hedging. The rear garden is fully enclosed and laid to lawn with mature hedging.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1711.00 sq ft

Tenure – Freehold





Total area: approx. 158.4 sq. metres (1704.5 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		
		83
	54	
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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