



## 7 THE MOORINGS

BRIGG, DN20 9RD

**£270,000**  
**FREEHOLD**

A spacious four-bedroom detached home in the sought-after Scawby Brook area of Brigg, offering generous living space including a bay-fronted lounge, full-width conservatory, and low-maintenance private garden, all within easy reach of the town centre, shops, and leisure facilities.



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### DESCRIPTION

This substantial four-bedroom detached home is situated in the highly regarded Scawby Brook area, just a short distance from the centre of the popular market town of Brigg. The location is ideal for families and professionals alike, with excellent access to a range of local amenities including shops, supermarkets, restaurants, gyms, and leisure facilities, while also benefiting from convenient transport links.

The property offers generous and versatile living accommodation, designed with both comfort and practicality in mind. On entering, you are welcomed into a spacious hallway which leads to a bright and well-proportioned lounge, complete with a feature bay window to the front aspect. The kitchen is fitted with a range of units and incorporates a small dining area, perfect for everyday meals, while a separate dining room provides further flexibility and could also be used as a second sitting room or playroom depending on family needs. To the rear, a superb full-width conservatory spans the back of the house and provides a fantastic additional living and entertaining space, enjoying views over the private garden.

Upstairs, the property continues to impress with four well-sized bedrooms. The master bedroom features fitted wardrobes and the added convenience of a private en-suite shower room, while the second bedroom is also of a particularly generous size and includes fitted wardrobes. Two further bedrooms and a well-appointed family bathroom complete the first-floor accommodation, making this an ideal home for a growing family.

Externally, the property enjoys a lovely rear garden which has been landscaped for ease of maintenance. Fully enclosed and laid to astro turf, it offers a safe and practical outdoor space that can be enjoyed

throughout the year. The garden also benefits from a non-overlooked position, creating a sense of privacy and seclusion.

This home represents a rare opportunity to purchase a substantial property in one of Brigg's most sought-after residential areas. Offering spacious living accommodation, low-maintenance outdoor space, and a convenient location close to local facilities, it is perfectly suited to modern family life.

### ENTRANCE HALLWAY

### LOUNGE

### DOWNSTAIRS W.C

### INTEGRAL GARAGE

### DINING KITCHEN

### FORMAL DINING ROOM/SECOND SITTING ROOM

### CONSERVATORY

### FIRST FLOOR HALLWAY

with 2 x doors to storage cupboards and access to the fully boarded loft via a pull down ladder.

### BEDROOM ONE

### ENSUITE

With fitted shower cubicle, W.C and sink unit

### BEDROOM TWO

### BEDROOM THREE

### BEDROOM FOUR

### FAMILY BATHROOM

### DRIVEWAY AND GARDENS

off road parking for 3 vehicles to the front of the property, side access leads to the rear garden.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band D**

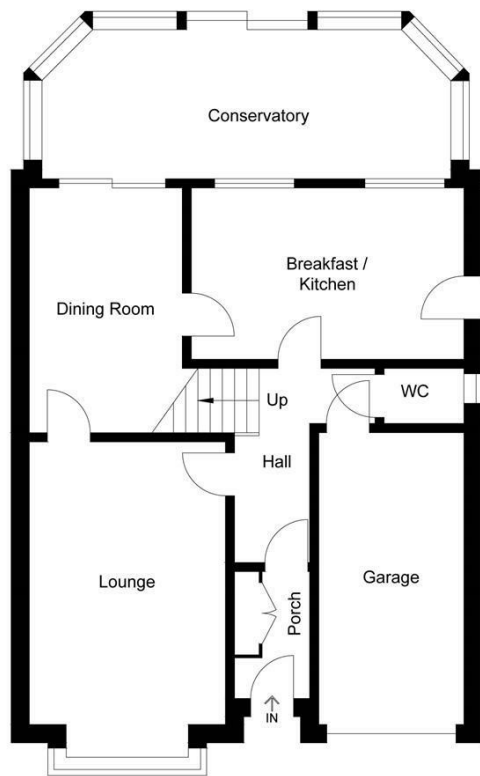
**Viewings – By Appointment Only**

**Floor Area – 1399.00 sq ft**

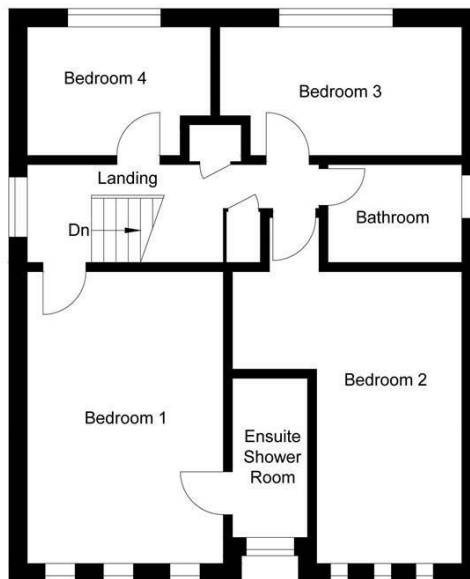
**Tenure – Freehold**







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Approximate Gross Internal Area  
139.60 sq m / 1502.64 sq ft  
(Includes Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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