



## 2 MILL VIEW GARDENS

BRIGG, DN20 8SY

£360,000  
FREEHOLD

Welcome To Mill View Gardens, Wrawby, Brigg – An Extended Four-Bedroom Detached Family Home, Occupying A Generous Corner Plot Within A Quiet Cul-De-Sac, With A South-Facing Garden And Detached Double Garage.



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### DESCRIPTION

Set within the sought-after village of Wrawby, this spacious home has been thoughtfully extended to provide versatile living space, making it ideal for family life and entertaining.

Step inside via the welcoming entrance hallway which offers stairs to the first floor, a handy WC and built-in storage. The kitchen is fitted with traditional wall and base units, integrated double oven, gas hob with extractor fan, breakfast bar and side exit door. A separate utility room provides further wall and base units along with space for a washing machine and tumble dryer.

The dual-aspect lounge is a generous reception space, complete with a feature York stone fireplace, sliding patio doors opening into the conservatory and an archway leading through to the versatile family/sitting room – ideal as a snug, playroom or home office. A separate dining room completes the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom enjoys fitted wardrobes and an en-suite bathroom, while bedroom two is a superb dual-aspect room, accessed via the study. Bedroom three also benefits from fitted wardrobes, and all are served by the family bathroom.

Outside, the property sits proudly on a corner plot within a quiet cul-de-sac. To the front, there is ample off-road parking on the driveway leading to the detached double garage which benefits from electric roller doors, power and lighting. The side and rear gardens are mainly laid to lawn with paved patio areas, mature planted borders, a timber shed, and are fully enclosed – offering a generous and private outdoor space.

This is the perfect family home to make your own, with spacious accommodation, south-facing gardens and a sought-after location close to excellent amenities, schools and commuter links.

### ENTRANCE HALL

Step inside via the welcoming entrance hallway which offers stairs to the first floor, a handy WC and built-in storage

### KITCHEN

The kitchen is fitted with traditional wall and base units, integrated double oven, gas hob with extractor fan, breakfast bar and side exit door

### UTILITY ROOM

A separate utility room provides further wall and base units along with space for a washing machine and tumble dryer

### W.C.

W.C. and vanity sink unit

### DINING ROOM

With glazed door and window from the hallway and window to the rear overlooking the garden

### LOUNGE

The dual-aspect lounge is a generous reception space, complete with a feature York stone fireplace, sliding patio doors opening into the conservatory and an archway leading through to the versatile family/sitting room

### FAMILY / SITTING ROOM

Dual aspect windows, versatile family/sitting room – ideal as a snug, playroom or home office

### CONSERVATORY

Panoramic views of the rear garden, sliding patio door



## **MASTER BEDROOM**

The master bedroom enjoys fitted wardrobes, window to the rear and an en-suite bathroom

## **EN-SUITE BATHROOM**

Three piece suite comprising bath, wash hand basin and W.C. window to the front and heated towel radiator

## **BEDROOM 2**

Dual aspect windows to the front and rear

## **STUDY**

Window to the front, access to bedroom two

## **BEDROOM 3**

Window to the rear, fitted wardrobes

## **BEDROOM 4**

Window to the rear

## **BATHROOM**

Window to the side, panelled bath with shower over, wash hand basin and W.C.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band E**

**Viewings – By Appointment Only**

**Floor Area – 1711.00 sq ft**

**Tenure – Freehold**





#### Mill View Gardens

Approximate Gross Internal Floor Area : 169.80 sq m / 1827.71 sq ft (Excluding Garage)  
 Garage Area : 34.30 sq m / 369.20 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



#### 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>                            |                         |           |
| (55-68) <b>D</b>                            | 71                      | 77        |
| (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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