



39 BIGBY HIGH ROAD

BRIGG, DN20 9HB

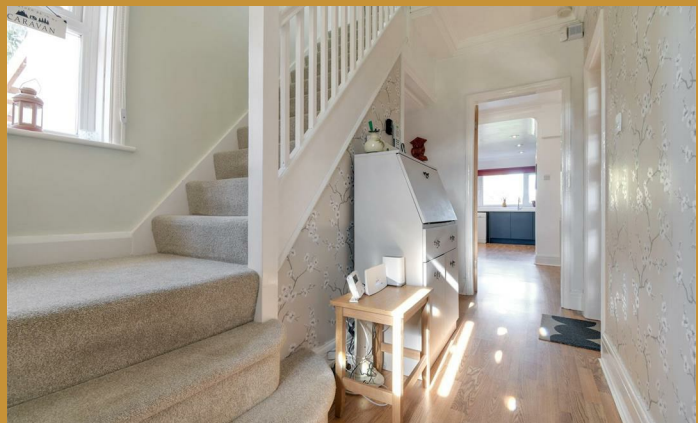
£325,000
FREEHOLD

Rarely Available Bay Fronted Semi Detached Home On Highly Regarded Bigby High Road, Brigg – Immaculately Presented With 0.34 Acre Gardens, Garage, Car Port & Exceptional Outdoor Space



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DESCRIPTION

Welcome to Bigby High Road, Brigg – a stunning three-bedroom bay fronted semi detached home set on an impressive 0.34 acre plot within one of the town's most highly regarded locations. Rarely available, this beautiful home perfectly blends character, modern style and generous outdoor space, offering a truly enviable lifestyle.

Step Inside

Enter into a welcoming entrance hallway with stairs to the first floor, doors leading to the lounge, dining room, kitchen and utility/WC, plus three built-in storage cupboards – ideal for coats, shoes and household essentials, with one housing the boiler.

Immaculately presented throughout, this property is a testament to the meticulous care and thoughtful upgrades by its current owners, including a new kitchen fitted in 2021.

The elegant lounge features a front bay window and a charming multi fuel stove, with double doors opening into the spacious dining room, enhanced by a skylight and French doors leading to the garden.

The dual aspect breakfast kitchen was fitted in 2021 with modern, handle-less blue wall and base units complemented by a bespoke Wharf seamless worktop. There is a range-style cooker, space for a dishwasher and fridge freezer, a pantry cupboard, and ample room for a dining table and chairs – the perfect family space.

A separate utility room/WC offers space for a washing machine and tumble dryer, along with a vanity sink unit and WC.

Upstairs

There are three bedrooms, all beautifully presented.

Bedroom one is rear facing with stunning garden views, fitted wardrobes and vanity. Bedroom two features sleek, modern sliding wardrobes and faces the front, while bedroom three also enjoys a front aspect. The dual aspect modern shower room is fully tiled and fitted with a walk-in glass screen shower, vanity sink and WC unit with storage, and a heated towel radiator.

Outside

The property is approached via double gates leading to a large driveway providing ample parking for multiple vehicles, with space for a caravan or motorhome. There is a front lawn, side car port and access to both the front and side entrances, as well as to the detached garage.

The rear garden is a true gardener's delight – a beautifully landscaped haven featuring a paved patio area, expansive lawn, vegetable plot and an orchard with apple, pear and plum trees. There are also multiple storage options including two timber sheds, a log store, two metal sheds and a greenhouse.

Location

Situated in a prime position in the thriving market town of Brigg, this home is close to excellent local amenities including shops, restaurants, schools, medical facilities and transport links to Scunthorpe, Grimsby and Lincoln.

Properties of this calibre and setting rarely come to market, making this an unmissable opportunity to secure a beautiful home in one of Brigg's most desirable locations.

ENTRANCE HALL

Enter into a welcoming entrance hallway with stairs to the first floor, doors leading to the lounge, dining room, kitchen and utility/WC, plus three built-in storage cupboards – ideal for coats, shoes and household essentials, with one housing the boiler.

LOUNGE

The elegant lounge features a front bay window and a charming multi fuel stove, with double doors opening into the spacious dining room.

DINING ROOM

The spacious dining room is enhanced by a skylight and French doors leading to the garden.

KITCHEN

The dual aspect breakfast kitchen was fitted in 2021 with modern, handle-less blue wall and base units complemented by a bespoke Wharf seamless worktop. There is a range-style cooker, space for a dishwasher and fridge freezer, a pantry cupboard, and ample room for a dining table and chairs – the perfect family space.

BREAKFAST AREA

UTILITY / W.C.

A separate utility room/WC offers space for a washing machine and tumble dryer, along with a vanity sink unit and WC.

BEDROOM ONE

Bedroom one is rear facing with stunning garden views, fitted wardrobes and vanity.

BEDROOM TWO

Bedroom two features sleek, modern sliding wardrobes and faces the front.

BEDROOM THREE

Bedroom three also enjoys a front aspect.

SHOWER ROOM

The dual aspect modern shower room is fully tiled and fitted with a walk-in glass screen shower, vanity sink and WC unit with storage, and a heated towel radiator.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

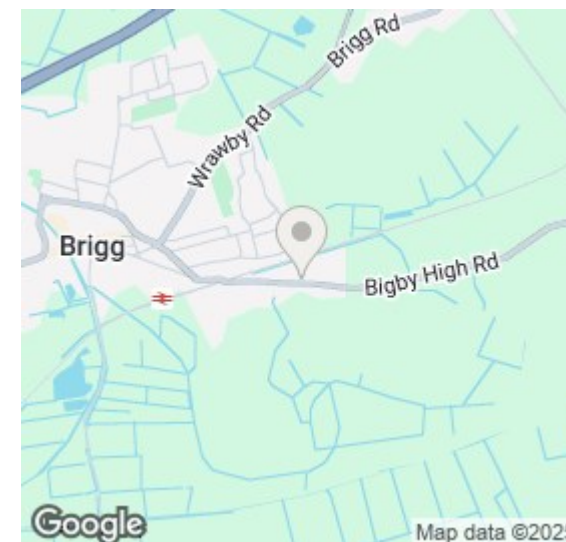
Floor Area – 1216.00 sq ft

Tenure – Freehold





Total area: approx. 121.2 sq. metres (1304.8 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	65	77
(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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