



6 THE MOORINGS

BRIGG, DN20 9RD

£230,000
FREEHOLD

Nestled in the charming area of Scawby Brook, Brigg, The Moorings presents an excellent opportunity for those seeking a delightful family home.



WWW.BILTONS.CO.UK
01724 642002

6 THE MOORINGS



DESCRIPTION

This well-appointed house, constructed in 1997, boasts a modern design and a welcoming atmosphere, making it an ideal choice for both first-time buyers and families alike.

The property features two spacious reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant play area for children. The three bedrooms offer comfortable accommodation, ensuring that everyone has their own private space to unwind.

With two well-equipped bathrooms, morning routines will be a breeze, catering to the needs of a busy household. The thoughtful layout of the home enhances both functionality and comfort, making it a perfect sanctuary for family life.

Additionally, the property includes off road parking, providing convenience for residents and visitors alike.

In summary, The Moorings is a delightful house that combines modern living with a tranquil setting. With its generous reception rooms, ample bedrooms, and convenient parking, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming residence your own.

ENTRANCE PORCH

Accessed through a composite door with a uPVC double glazed window to side aspect and a radiator.

LIVING ROOM

With a uPVC double glazed window to front aspect, radiator and a feature electric fire.

INNER HALLWAY

With a door to the side aspect, door into integral garage, stairs to first floor and a radiator.

DOWNSTAIRS WC

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

KITCHEN / DINER-FAMILY ROOM

With a uPVC double glazed door to rear aspect, uPVC double glazed window to side aspect, range of wall and base units with oak work tops, stainless steel double sink, integrated dishwasher, electric fan assisted oven, built in microwave, gas hob with extractor fan, integrated fridge and freezer leading into dining/family room with space for a table and chairs, radiator, uPVC double glazed French doors to rear aspect and a column radiator.

FIRST FLOOR LANDING

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

MASTER BEDROOM

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

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, WC, vanity housed hand wash basin, walk in shower, chrome towel heater.

BEDROOM TWO

With a uPVC double glazed window to rear aspect, radiator and built in wardrobes.

BEDROOM THREE

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

FAMILY BATHROOM

With an opaque uPVC double glazed window to side aspect, panelled bath with hand held shower, WC, hand wash basin and a chrome towel heater.

EXTERNALLY

The front of the property has a laid to lawn area and a tarmac driveway providing off street parking for two vehicles and leads to the garage. The rear garden is fully enclosed, laid to lawn, patio area, gazebo and timber shed.

6 THE MOORINGS





6 THE MOORINGS

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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		
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

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>



BILTONS
THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002