



2 Brigsley Grange Close Brigsley, North East Lincolnshire DN37 0RP

A stunning SIX BEDROOM FAMILY PROPERTY located on the edge of the desirable village lying to the south of Waltham as part of a small executive development of four properties. The superbly appointed accommodation comprises: Entrance porch, elegant entrance hall, cloaks/wc, fabulous family sized lounge, family room, dining room, garden room, kitchen/breakfast room, utility room. To the first floor there are five bedrooms, two with en suite shower room and a family shower room plus a large double bedrooms and playroom to the second floor. Double garage. Manicured lawned front and rear gardens with views to the rear over open countryside. Gas central heating. Double glazing. Security alarm. Many extras included. Viewing essential.

£620,000

- SUPERB FAMILY SIZED HOUSE
- LOUNGE, DINING ROOM & FAMILY ROOM
- DINING KITCHEN & UTILITY ROOM
- FIVE BEDROOMS TO THE FIRST FLOOR
- TWO EN SUITES & FAMILY SHOWER ROOM
- 2 SECOND FLOOR ROOMS
- DOUBLE GARAGE
- LOVELY GARDENS WITH OPEN VIEWS TO THE REAR
- POPULAR VILLAGE LOCATION
- MUST BE VIEWING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Approached via a double glazed hardwood door with matching side panels. Tiled flooring. Glazed door leads into:-

WELCOMING HALL

This spacious entrance hall has a spelled staircase leading up to the first floor and includes a walk in boot cupboard and a second storage cupboard. Tiled flooring. Two radiators. Inset spot lights and coving to ceiling.



WELCOMING HALL

Additional photo



CLOAKS/WC

Fitted with a contemporary white suite including a white high gloss vanity unit and concealed wc. Tiled flooring. Heated towel rail. Double glazed window.



FAMILY ROOM

13'5" x 13'9" (4.1 x 4.2)

Double glazed window. Radiator. Coving to ceiling.



LOUNGE

19'8" x 13'5" (6.00m x 4.10m)

Double doors leads in from the hall to this lovely family sized lounge having a double glazed window to the front elevation plus a smaller double glazed window to the side. The focal point of this room is the brick fireplace which has an oak mantle above inset with a log burner. Coving and inset spot lights to ceiling.



LOUNGE

Additional photo



DINING ROOM

18'2" x 11'8" (5.55 x 3.56)

This lovely sized dining room has a radiator and coving to ceiling and has double doors leading into the :-



DINING ROOM

Additional photo



GARDEN ROOM

16'4" x 10'9" (5.00m x 3.30m)

With views over the lovely rear garden having double glazed windows and doors together with a tiled floor and radiator. Inset spot lights to ceiling.



DINING KITCHEN

18'8" x 17'8" (5.70m x 5.40m)

Situated at the rear of the property again with stunning views via double glazed patio doors is this very spacious dining kitchen which is fitted with solid ash base and wall units together with a matching island unit all with Quartz work surfaces inset with a stainless steel sink unit. Included in the sale are the integrated dishwasher, the Rangemaster oven and a free standing fridge freezer. Tiled flooring. Radiator. Double glazed window to the side elevation. Ample space for a dining table and chairs.



DINING KITCHEN

Additional photo



UTILTY ROOM

Again having a tiled floor and a double glazed window, this useful utility room has white units inset with a stainless steel sink unit with space beneath for washing machine etc. Tiled splash backs. Double glazed window.



FIRST FLOOR

LANDING

The impressive landing has two radiators, a double glazed window to the rear elevation and a spelled balustrade which leads up from the ground floor. Fitted airing cupboard. Staircase leads up to the second floor.

BEDROOM 1

15'8" x 13'1" (4.80m x 4.00m)

Double glazed window. Radiator. Coving to ceiling. Open access leads into the:-



BEDROOM 1

Addition Photograph



DRESSING ROOM

Fitted with two banks of mirrored fronted wardrobes. Door leads into the:-



EN SUITE

6'6", 209'11" x 8'0" (2,64 x 2.44)

Having a suite in white comprising a vanity unit including a concealed wc together with useful storage cupboards, and an encased bath having a shower above. Large wall mirror. Heated towel rail. Double glazed window. Tiled walls and floor.



EN SUITE

Additional Photograph



BEDROOM 2

15'8" x 10'2" (4.80m x 3.10m)

Double glazed window. Radiator. Coving to ceiling. Carpeted flooring.



EN SUITE

5'10" x 8'0" (1.78 x 2.44)

Having a corner shower cubicle and vanity unit with wc Heated towel rail. Coving to ceiling. Double glazed window. Heated towel rail. Tiled floor and walls.



BEDROOM 3

16'0" x 11'9" (4.90m x 3.60m)

Double glazed window. Radiator. Coving to ceiling.



BEDROOM 4

13'5" x 12'9" (4.10m x 3.90m)

Double glazed window. Radiator. Oak flooring.



BEDROOM 5

17'0" x 7'6" (5.20m x 2.30m)

Double glazed window. Radiator.



SHOWER ROOM/WC

9'7" x 6'4" (2.94 x 1.95)

This contemporary styled shower room is fitted with a large walk in shower area having twin heads and a glass screen, a wall hung vanity unit and a concealed wc. Above the vanity unit is an illuminated wall mirror. Tiled floor and walls. Heated towel rail. Double glazed window.



SHOWER ROOM/WC

Additional photo



SECOND FLOOR

LANDING

Approached via a full width fixed staircase onto the small landing

BEDROOM 6

18'4" max x 20'0" (5.6 max x 6.11)

Two Velux windows. Access to the eaves which provides excellent storage. Wall mounted electric fire.



LOFT ROOM / GAMES ROOM

18'7" x 16'11" (5.67 x 5.16)

With no window at present this large area has many uses such as a hobbies or games room.

OUTSIDE



GARDENS

The property stands in substantial grounds with the fore garden being set behind a well kept beech hedge. The front, side and rear gardens are all mainly lawned inset with ornamental small bushes and trees. Situated close to the property at the rear is a large paved patio area ideal for outside entertaining. This garden has views open views to the rear.



THE GARDENS

Additional photo

THE GARDENS

Additional photo



THE GARDENS

Additional photo



DOUBLE GARAGE

17'10" x 17'11" (5.44 x 5.47)

Having one remote controlled electric door to the left hand side with an up and over door. Personal door to the rear. Light and power. In front of the double garage is parking for two cars.



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. In addition as Brigsley Grange is situated on a private development there is a management company for the four residents known as Brigsley Properties Limited which is for any maintenance to the road and common areas. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - G

EPC -

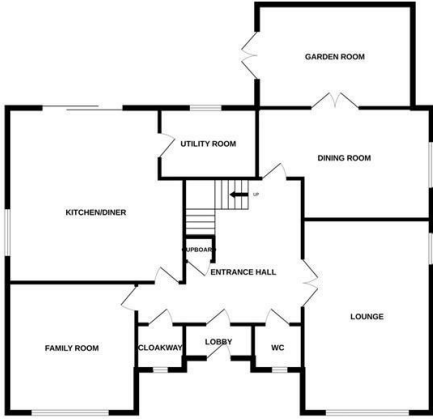
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

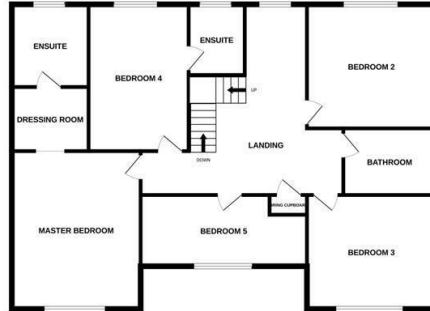
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

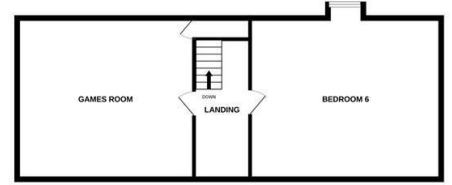
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	82
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.