



paul fox
the family estate agents

Price Guide
£375,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: B

21 Manley Gardens

Brigg, North Lincolnshire, DN20 8LW
2 Bedroom Detached House



- ✓ **STUNNING UNIQUE DETACHED FAMILY HOME**
- ✓ **SUPERB RIVERSIDE VIEWS**
- ✓ **STYLISH MODERN FITTED KITCHEN**
- ✓ **MASTER BEDROOM WITH EN-SUITE BATHROOM & DRESSING ROOM**
- ✓ **PRIVATE GARDENS WITH ACCESS TO THE RIVERBANK**
- ✓ **DRIVEWAY & TANDEM GARAGING**



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

21 Manley Gardens

Brigg, North Lincolnshire, DN20 8LW

3 Bedroom Detached House



paul fox
the family estate agents

A superb, uniquely designed detached family home with a rear balcony providing excellent river views. Quietly situated on the edge of the highly desirable market town of Brigg and being within walking distance to excellent local facilities and amenities. The stunning, extensively redesigned and extended accommodation comprises;

RECEPTION HALL

Measures Approx. 6.29m x 1.79m (). Enjoying a front entrance panelled door in black, two side uPVC triple glazed windows, two fitted storage cupboard and attractive oak flooring.

INNER HALLWAY

With attractive oak flooring, mahogany single flight staircase leading to the first floor accommodation, inset ceiling lighting and doors leading to;

FRONT BEDROOM 2

Measures Approx. 3.89m x 3.6m (). Enjoying a front uPVC triple glazed window, attractive oak flooring, TV point, two double fitted wardrobes with mirrored doors.

MASTER BEDROOM

Measures Approx. 5.19m x 3.33m (). Enjoying rear uPVC triple glazed three panelled sliding doors leading out to the decked area, attractive oak flooring, TV input and door leading to;

DRESSING ROOM

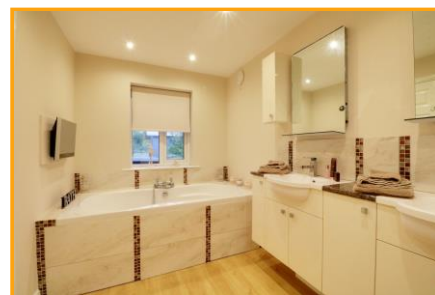
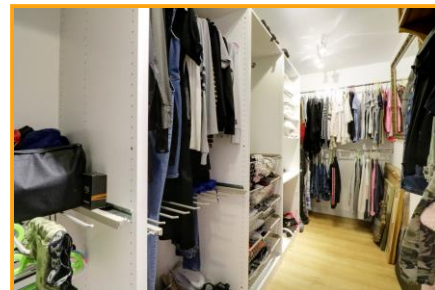
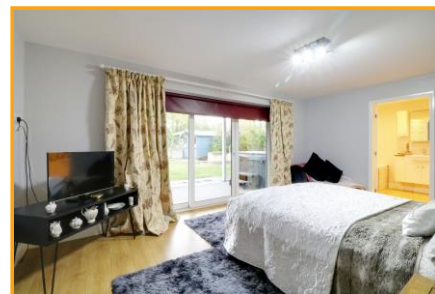
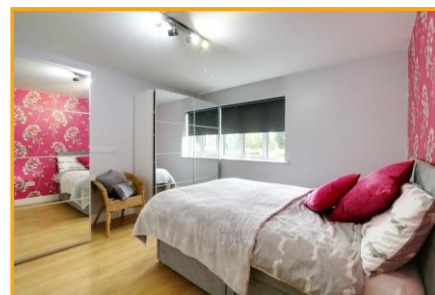
Measures Approx. 1.57m x 4.09m (). Enjoying attractive oak flooring and a bank of open fronted wardrobes with shelving and hanging rails.

EN-SUITE

Measures Approx. 4.94m x 2.03m (). Enjoying a rear uPVC triple glazed window and a stunning modern suite in white comprising double ended bath with tiled front and a side mixer tap and a fitted wall mounted television, attractive twin vanity wash hand basins with storage cupboard below and to the side and attractive tiled splash backs, low flush WC and a walk in shower cubicle with overhead mains shower with marble effect tiled splash back, enjoying chrome shower attachments and a fixed glazed shower screen, wall mounted towel radiator, attractive oak flooring and extractor fan.

FAMILY BATHROOM

Measures Approx. 2.72m x 2.3m (). Enjoying a front uPVC triple glazed window with frosted glazing, enjoying a three piece suite in white comprising a panelled bath with mixer tap and hand held shower attachment, low flush WC and a wash hand basin with storage below and tiled splash back, attractive marble effect tile splash backs, vertical shower attachment, inset ceiling spotlights, built in under stairs storage cupboard, attractive oak flooring and extractor fan.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

21 Manley Gardens

Brigg, North Lincolnshire, DN20 8LW

3 Bedroom Detached House



paul fox
the family estate agents

UTILITY

Measures Approx. 4.19m x 1.75m (). Enjoying a rear uPVC entrance door with glazing, the utility enjoys a range of white gloss fronted low level units, drawer units and wall units with brushed aluminum style pull handles and oak effect working top surfaces, incorporating a single stainless steel sink unit with block mixer tap, drainer to the side and attractive tiled splash back, plumbing for an automatic washing machine, space for a tumble dryer and also a tall fridge freezer and attractive oak flooring.

OPEN PLAN LIVING ROOM/KITCHEN

Measures Approx. 9.29m x 3.27 (). Enjoying rear uPVC triple glazed panelled sliding doors leading to a balcony area. The kitchen area enjoys a range of white gloss fronted low level units, drawer units and wall units with brushed aluminum style pull handles with oak effect working top surfaces incorporating an inset ceramic sink unit in black with chrome block mixer tap and drainer to the side, a range of integrated appliances including a dishwasher, American style refrigerator, microwave oven and twin electric ovens with storage over and underneath, kitchen island with matching kitchen furniture with a granite working top surface, incorporating an inset five burner gas hob with ceiling extractor. A rear vaulted living area has an inset solid fuel burner with attractive slate tiled hearth, attractive oak flooring throughout, inset ceiling spotlights and an opening leading to;

BEDROOM 3/STUDY

Measures Approx. 3.61m x 1.99m (). Enjoying a front uPVC triple glazed window, TV point and attractive oak flooring.

GROUNDS

To the front the property enjoys a horse shoe style block paved driveway providing ample off street parking a front boundary brick wall. To the side the property enjoys an attached brick built tandem garage with full power and lighting with electric doors on both sides. To the rear the property enjoys a lawned area with raised planted beds with a variety of shrubs and a flagged seating area and a series of steps leads to the grassed river bank.

OUTBUILDINGS

There is a timber store shed, timber summer house and a gazebo



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

21 Manley Gardens

Brigg, North Lincolnshire, DN20 8LW

3 Bedroom Detached House



paul fox
the family estate agents

SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has a gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors.

**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

