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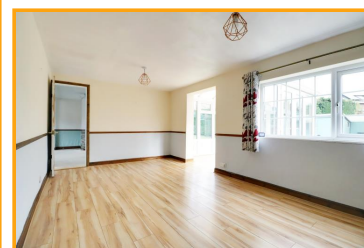
£225,000

EPC Rating: F

12-14 Low Road

Worlaby, Brigg, North Lincolnshire, DN20 0LX

5 Bedroom Detached House



- ✓ A SUSTANTIAL DETACHED FAMILY HOME
- ✓ HIGHLY DESIRABLE VILLAGE LOCATION
- ✓ FITTED KITCHEN & UTILITY ROOM
- ✓ 4 RECEPTION ROOMS
- ✓ 5 BEDROOMS
- ✓ FAMILY BATHROOM & SHOWER ROOM
- ✓ SECLUDED PRIVATE PLOT



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A substantial traditional detached family home positioned within a secluded private plot and located within the highly desirable semi-rural village of Worlabby. The versatile accommodation must be viewed internally to fully appreciate offering scope for cosmetic improvements comprising;

FRONT ENTRANCE HALLWAY

With a front uPVC double glazed entrance door, matching side window, staircase to the first floor, electric storage heater, tiled flooring, dado railing and internal door through to;

UTILITY

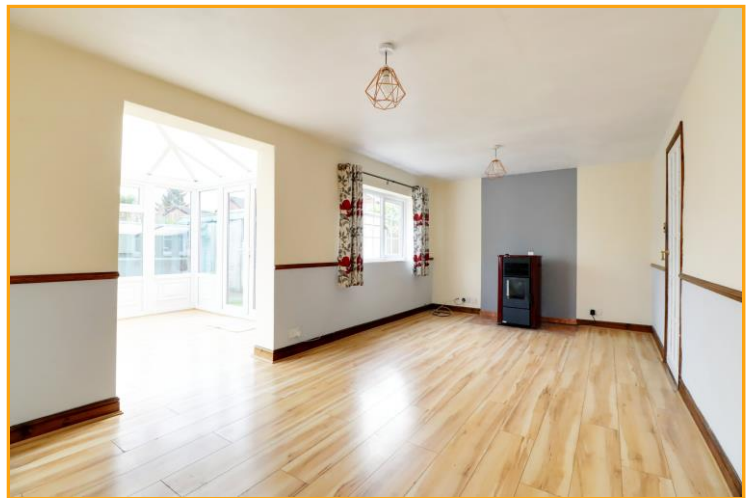
Measures approx. 3.35m x 1.71m (). Enjoying a side uPVC double glazed window, range of matching base and wall units with a patterned top, tiled splash back, incorporating a circular sink unit with block mixer tap, space and plumbing for appliances and cushioned flooring.

SPACIOUS REAR LIVING ROOM

Measures approx. 3.05m x 5.64m (). Enjoying a side uPVC double glazed window, modern manual feed room heater, wooden flooring, dado railing and open broad access through to;

SIDE CONSERVATORY

Measures approx. 2.9m x 2.82m (). Enjoying surrounding uPVC double glazed windows with french doors allowing access to the garden, polycarbonate hipped and pitched roof, continuation of wooden flooring, polycarbonate hipped and pitched roof.



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CENTRAL DINING ROOM

Measures approx. 3.91m x 4.9m (). Enjoying a dual aspect with side uPVC double glazed windows, electric storage heater, dado railing, electric fire with brick backing and hearth with wooden polished mantle and side TV plinth and internal panelled and glazed door leads through to;

INNER HALLWAY

Enjoys a rear uPVC double glazed entrance door with inset pattern glazing allowing access to the garden, staircase allowing access to the first floor, electric storage heater and under stairs storage.

SITTING ROOM

Measures approx. 3.3m x 3.9m (). Enjoying a dual aspect with rear and side uPVC double glazed windows, manual fed room heater on a raised quarry tiled hearth with brick surround and wooden mantle, dado railing and electric storage heater.

GROUND FLOOR FAMILY BATHROOM

Measures approx. 2.43m x 1.75m (). Enjoying a side uPVC double glazed window with inset pattern glazing and a four piece shell style suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath and separate shower cubicle with overhead mains shower, glazed screen, tiled flooring, fully tiled walls and electric heater.

KITCHEN

Measures approx. 2.39m x 3.82m (). Enjoying a rear uPVC double glazed window, range of matching low level units, drawer units and wall units with ceramic style pull handles and a complementary patterned top with tiled splash backs incorporating a stainless steel sink unit with twin drainer, space for a cooker, plumbing available for appliances, tiled flooring, electric storage heater and internal panelled and glazed door leads through to;



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FRONT ENTRANCE PORCH

Measures approx. 2.8m x 2.47m (). Enjoying a front uPVC double glazed entrance door with inset pattern and leaded glazing and adjoining front and side window, tiled flooring, beam effect ceiling and electric storage heater.

FIRST FLOOR REAR LANDING

Enjoys a side uPVC double glazed window, three wall light point and doors to;

REAR DOUBLE BEDROOM 1

Measures approx. 3.25m x 3.88m (). Enjoying a side uPVC double glazed window, loft access, electric storage heater and over stairs storage cupboard with cylinder tank.



DOUBLE BEDROOM 2

Measures approx. 2.64m x 3.95m maximum (). Enjoying a side uPVC double glazed window and electric storage heater.

DOUBLE BEDROOM 3

Measures approx. 3.87m x 2.15m (). Enjoying a side uPVC double glazed window, laminate flooring and door through to;



CONNECTING LANDING AREA

With a side uPVC double glazed window, storage heater, loft access and staircase down to the front entrance hall and doors off to;

DOUBLE BEDROOM 4

Measures approx. 3.2m x 2.73m (). Enjoying a side uPVC double glazed window and wooden style flooring.



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BEDROOM 5

Measures approx. 3.14m x 2.08m maximum (). Enjoying a side uPVC double glazed window, electric storage heater (the floor area is smaller than the room measurements suggest due to the bulk head at the stairs).

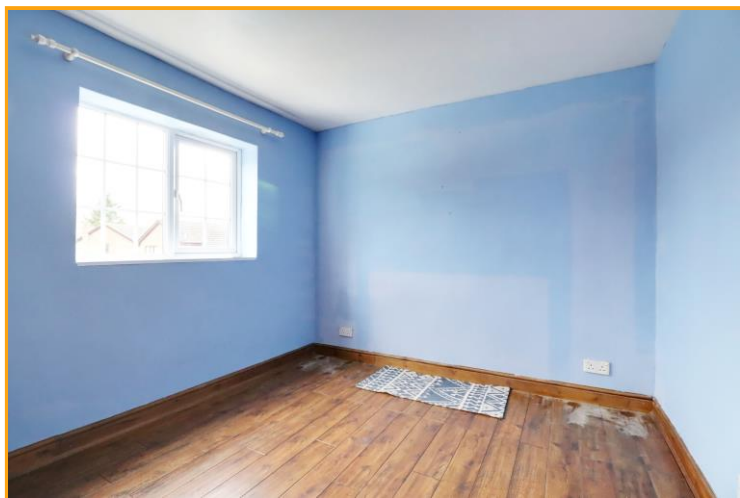


SHOWER ROOM

Measures approx. 2.42m x 1.43m (). Enjoying a side uPVC double glazed window with inset pattern glazing, three piece suite in white comprising a low flush WC, pedestal wash hand basin, corner fitted shower cubicle with overhead electric shower, glazed screen, slate style flooring, tiling to walls and storage cupboard.

OUTBUILDINGS

The property enjoys a vast array of outbuildings with an initial brick built tandem length garage/workshop measuring 9.27m x 3.57m (). With double opening front doors, side windows and personal door with internal power and lighting. Adjoining timber workshops and a sectional garage/workshop area with is access through the adjoining side car port.



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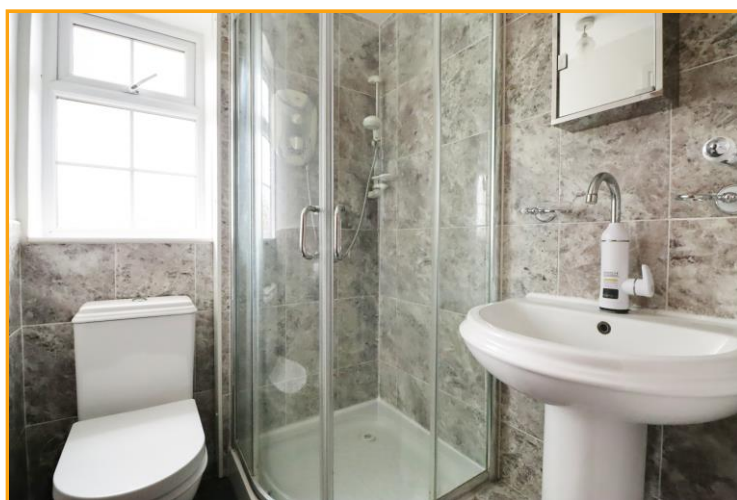
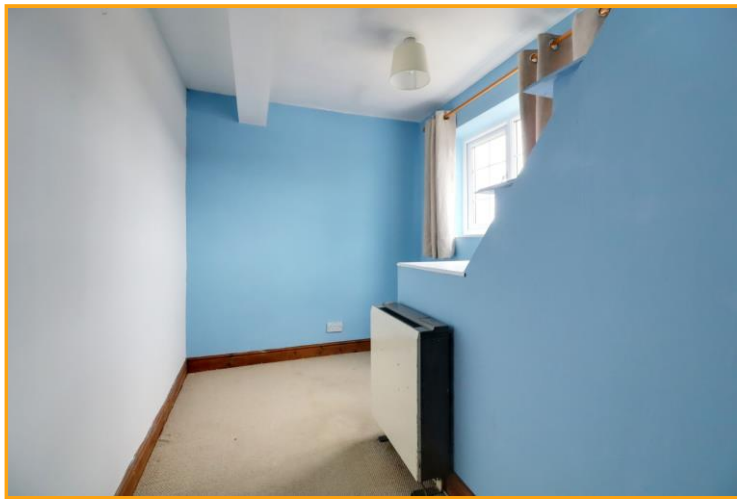
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GROUNDS

The property enjoys a generous private plot being approached via a deep pebbled driveway with double opening gates providing any enclosed plot with a pebbled and flagged front allowing for extensive parking for a good number of vehicles with access directly to the garage and to the side car port. The gardens come principally laid to lawn with a number of seating areas.



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SERVICES

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

CENTRAL HEATING

The property has electric night storage heaters with an electric hot water immersion and with three rooms having independent room heaters.

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.



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