



**Sidings Court, Brough HU15 1ES**

**Welcome to**

**Sidings Court, Brough**

GUIDE PRICE £260,000 - £270,000

Lovely Detached Home In Brough with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 4 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing today!



## Entrance Hall

With double glazed door to the front, understairs cupboard, radiator and stairs to the First Floor.

## Cloakroom

With low level wc, wash hand basin, radiator and double glazed window to the front.

## Lounge

12' 1" x 18' 2" ( 3.68m x 5.54m )

With double glazed window to the front, gas fire with marble effect surround, wall light points, television point, coving to the ceiling and double glazed patio style doors to the rear.

## Dining Room

9' 5" x 11' 8" ( 2.87m x 3.56m )

With radiator, coving to the ceiling and double glazed patio style doors to the rear.

## Kitchen

9' 1" x 11' 2" ( 2.77m x 3.40m )

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, cooker-hood, integrated microwave, plumbing for an automatic washing machine, central heating boiler, radiator, double glazed window to the rear and double glazed door to the side.

## First Floor

### Landing

With double glazed window to the front and loft access.

### Bedroom 1

9' 4" to rear of wardrobes x 11' 3" to rear of wardrobes ( 2.84m to rear of wardrobes x 3.43m to rear of wardrobes )  
With double glazed window to the front, radiator and fitted wardrobes.

### En Suite

En Suite with shower cubicle, low level wc, wash hand basin, radiator, extractor fan and double glazed window to the side.

### Bedroom 2

10' 3" x 10' to rear of wardrobes ( 3.12m x 3.05m to rear of wardrobes )  
With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

### Bedroom 3

9' 9" x 7' 8" to rear of wardrobes ( 2.97m x 2.34m to rear of wardrobes )  
With double glazed window to the rear, television point, cupboard housing cylinder and fitted wardrobes.

### Bedroom 4

7' 8" x 9' 7" to rear of wardrobes ( 2.34m x 2.92m to rear of wardrobes )  
With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.

### Bathroom

Bathroom with bath, low level wc, wash hand basin, radiator, spot light points and double glazed window to the rear.

## Outside

### Front Garden

With wrought iron fencing, plants/shrubs and bushes and a side driveway providing off street parking.

### Rear Garden

With paved patio area, wall, pond, trees, side access gate and fenced surround.

### Garage

8' 5" x 16' 4" ( 2.57m x 4.98m )

With power, side window, side door and up and over door.



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### Sidings Court, Brough

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- Lovely Detached Home In Brough
- 4 Bedrooms (Master With En Suite)
- Family Bathroom & Ground Floor Cloakroom
- Garage & Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

**£260,000 - £270,000**

### Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110118 - 0004

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