



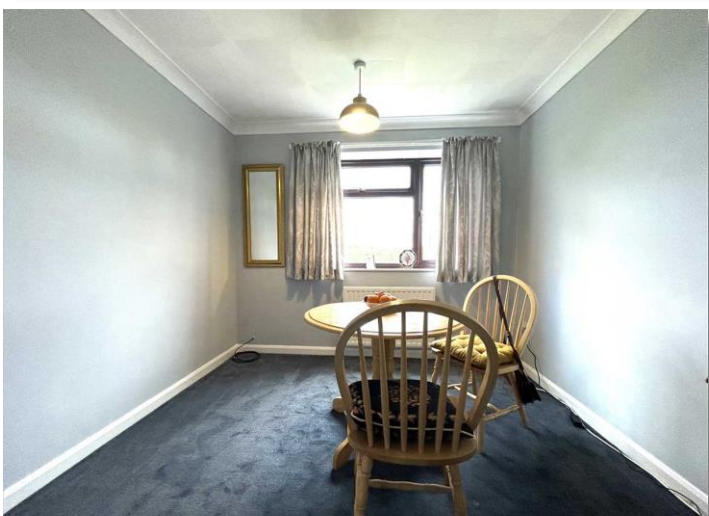
18 Willowbrook Drive, BRIGG, DN20 9JA

Price £220,000



- Chain Free
- Detached Bungalow
- Ensuite Shower Room
- Garage
- uPVC Double Glazing
- Quiet Cul De Sac Location
- Two Double Bedrooms
- Large Driveway
- Gas Central Heating

Bell Watson are delighted to present and market this well maintained detached bungalow nestled in the corner of a quiet cul-de-sac location, enjoying countryside views to the rear. The bungalow briefly comprises entrance hall, lounge, central hallway, breakfasting kitchen, bathroom and two double bedrooms with the master having an en suite shower room. There is a driveway for multi vehicle parking, a garage and gardens to the front and rear. uPVC double glazing and gas central heating throughout.



## **LOCATION**

Located in a quiet cul-de-sac on the outskirts of Brigg within a short walking distance of the town centre which offers an abundant range of amenities including supermarkets, local shops, restaurants and public houses. Also located within close and easy access of the M180 motorway, Barnetby Railway station approx 4 miles away and Humberside International Airport 8 miles distant.

## **ENTRANCE**

Enter the property via a uPVC front door into a carpeted hallway with coving and pendant light to the ceiling, a central heating radiator and uPVC double glazed window. There is a built in cupboard with light fitting and uPVC obscure double glazed window to the front aspect.

## **LOUNGE 4.93m (16' 2") x 3.20m (10' 6")**

A bright and spacious front facing lounge having an electric fire sat upon a marble hearth. There is a uPVC double glazed four sectional bay window, coving and light fitting to the ceiling, a central heating radiator and carpeted flooring.

## **HALLWAY**

Having a built in cupboard housing the hot water tank. A light fitting, coving and loft access to the ceiling, a central heating radiator and carpeted flooring.

## **BREAKFASTING KITCHEN 3.96m (13' 0") x 2.63m (8' 8")**

Providing a range of high and low level units with a tiled splash back surrounding the stainless steel sink which sits under the uPVC double glazed window. There is an under counter recess with plumbing for a washing machine, space for a free standing fridge freezer and cooker, coving and pendant light to the ceiling, a central heating radiator and cushion flooring. There is an external uPVC door which opens to the side of the bungalow providing access to the driveway.

## **BEDROOM ONE 4.18m (13' 9") x 3.00m (9' 10")**

To the rear of the property having a uPVC double glazed window, coving and pendant light to the ceiling, a central heating radiator and carpeted flooring.

## **EN-SUITE SHOWER ROOM 2.99m (9' 10") x 1.00m (3' 3")**

A fully tiled suite providing an enclosure with mains shower, a pedestal sink and low flush WC. A uPVC obscure double glazed window to the side aspect, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

## **BEDROOM TWO 3.32m (10' 11") x 2.83m (9' 3")**

Having a uPVC double glazed window to the rear aspect, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

## **BATHROOM 2.59m (8' 6") x 1.88m (6' 2")**

Offering a three piece suite having a bath, pedestal sink and low flush WC with tiled surrounds. There is a uPVC obscure double glazed window to the side aspect, a light fitting to the ceiling, a central heating radiator and hard wood flooring.

## **OUTSIDE**

Enjoying wrap around gardens with a pathway running the perimeter of the bungalow and a large driveway leading to the garage having an electric up and over door and benefits from lighting, electricity and a timber external door at the rear leading to the back garden. The front and rear gardens are mainly laid to lawn with surrounding hedges and a slabbed patio area.

## **FIXTURES AND FITTINGS**

Light fittings and floor coverings are to be included within the sale of the property.

## **SERVICES (not tested)**

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

## **COUNCIL TAX**

The Council Tax Banding for this property is Band B as confirmed by North Lincolnshire Council.



## Ground Floor

Approx. 84.9 sq. metres (913.4 sq. feet)



### PROPERTY MISDESCRIPTION

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