



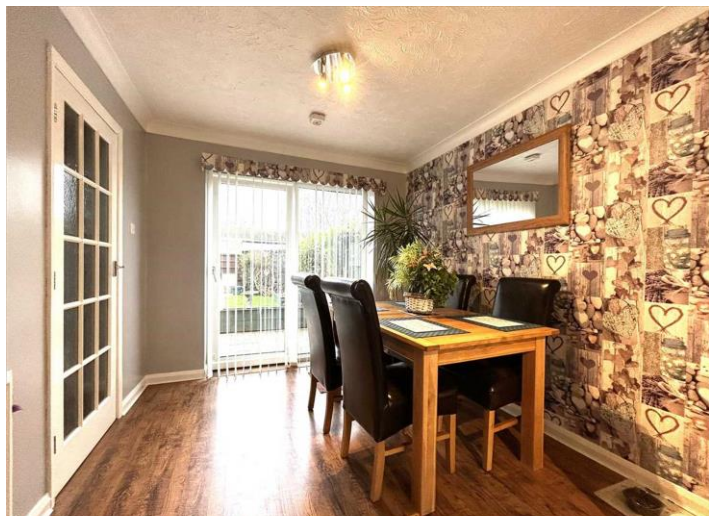
43 Poplar Drive, BRIGG, DN20 8PS

New £134,000



- Excellent First Buy or Investment
- Spacious Lounge
- Three Bedrooms
- Front & Rear Garden
- Gas Central Heating
- Open Plan Kitchen Dining
- Ground Floor Cloak Room
- Family Bathroom
- Well Presented Throughout

Welcome to the market this excellent THREE BEDROOM property situated in a convenient location of Brigg within walking distance to shops and schools. This property is an ideal purchase for a first time buyer or investor. The property briefly comprises, entrance hallway, lounge, dining kitchen and ground floor WC with the first floor providing three bedrooms and a family bathroom. There are gardens to the front and back and off road parking. There is the option to rent a council owned garage if required.



LOCATION

Located in close proximity of the highly regarded primary and secondary schools in the market town of Brigg which offers abundant amenities to include, supermarkets, local shops, restaurants and public houses. Located within close easy access of M180 motorway. Barnetby Railway station 4 miles and Humberside International Airport 8 miles distant.

ACCOMMODATION

Arranged over two floors and comprises

RECEPTION HALL 2.68m (8' 10") x 1.87m (6' 2")

Enter the property via the uPVC obscure double glazed front door into a spacious hallway having a pendant light and coving to the ceiling, a central heating radiator and oak effect laminate flooring.

LOUNGE 4.26m (14' 0") x 3.43m (11' 3")

Enjoying a gas fire with oak a granite surround. There is a light fitting and coving to the ceiling, wall lighting, a uPVC double glazed window to the rear aspect, a central heating radiator and light wood effect laminate flooring. You will also find a large built in cupboard with power points and lighting.

KITCHEN DINING ROOM 6.44m (21' 2") x 2.71m (8' 11")

A large and well appointed open plan kitchen dining area provides a range of white high gloss wall and base units having complementary worktops and splash backs. A 1 1/2 stainless steel sink with chrome mixer tap sits under a uPVC double glazed window. There is an induction hob with built in extractor over and integrated electric double oven, fridge and freezer. Under counter recess and plumbing for a washing, under counter recess for a tumble dryer and freezer. There is a light fitting and coving to the ceiling and cushion flooring. The Ideal combination boiler can be located here. The dining area provides access to the rear garden via the uPVC double glazed tilt and slide patio doors. There is coving and a light fitting to the ceiling, a central heating radiator and oak effect laminate flooring.

GROUND FLOOR WC 1.66m (5' 5") x 1.60m (5' 3")

Fully tiled comprising a vanity combination unit incorporating a low flush WC and wash basin with store cupboard under. There is a uPVC obscure double glazed window to the front aspect, light fitting to the ceiling, central heating radiator and cushion flooring.

REAR HALL

A carpeted hall having a pendant light and coving to the ceiling, a central heating radiator and uPVC external door to the garden.

FIRST FLOOR

Climb the carpeted stairs to the spacious landing where you will find a large, fully shelved built in cupboard, a uPVC obscure double glazed window to the front elevation, a light fitting, coving and access to the loft to the ceiling. The loft is fully boarded a benefits from lighting, electricity and pull down ladder.

BEDROOM ONE 3.45m (11' 4") x 3.61m (11' 10")

Provide a large built in wardrobe with mirrored sliding doors and benefiting from lighting. There is a pendant light and coving to the ceiling, a uPVC double glazed window to the rear elevation, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.62m (11' 11") x 2.74m (9' 0")

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

BEDROOM THREE 2.35m (7' 9") x 2.48m (8' 2")

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

BATHROOM 2.29m (7' 6") x 1.69m (5' 7")

A white three piece suite comprising a P shaped bath having mains shower over and tiled surround. a combination unit providing a WC and wash basin with chrome mixer tap, tiled splash back and storage cupboard under. There is a uPVC obscure double glazed window to the front elevation, a light fitting and coving to the ceiling, a central heating radiator and cushion flooring.

OUTSIDE

The property enjoys a low maintenance gravelled front garden with mature shrubs and bushes. The rear garden if fully enclosed with a fenced perimeter and secured gate. There is a timber shed and brick built outhouse. A lawned area, slabbed patio, and gravelled patio with raised planters. There is the option the rent a garage from the Council if required.

FIXTURES AND FITTINGS

All built in appliances, light fittings and floor coverings are to be included within the sale of the property.

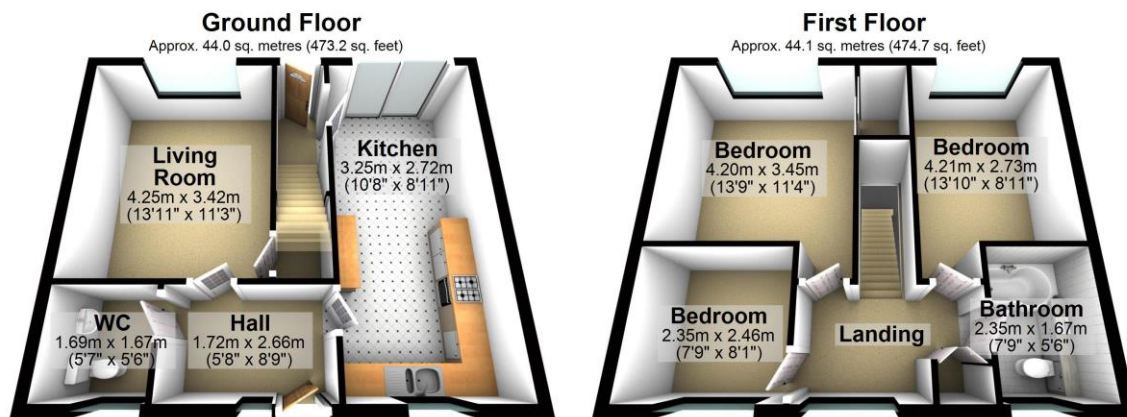
SERVICES (not tested)

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

COUNCIL TAX

The Council Tax band for this property is BAND A as confirmed by North Lincolnshire Council.





Total area: approx. 88.1 sq. metres (947.8 sq. feet)

3 Bedroom Semi Detached House
Plan produced using PlanUp.

PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee 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: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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