



4 Colton Street, BRIGG, DN20 8AG

Price £255,000



- Fully Renovated Throughout
- Open Plan Modern Dining Kitchen
- Three Bedrooms
- Block Paved Driveway
- uPVC Double Glazed
- Two Reception Rooms
- Ground Floor WC
- Stylish Shower Room
- Large Rear Garden

Bell Watson Estate Agents are delighted to market and offer for sale this traditional detached family home having under gone extensive renovations and refurbishment to include a new tiled roof, an injected damp proof course, plastering, a new heating system with an Ideal combination boiler having a 12 year warranty, a new kitchen, new flooring and redecoration throughout, a landscaped rear garden and new block paved driveway with drainage system. The property briefly comprises, entrance hall, two reception rooms, open plan dining kitchen, rear hall and ground floor WC. The first floor provides a landing with three good sized bedrooms and a spacious shower room. Outside you will find a newly laid driveway, a large landscaped rear garden with multiple patios, a timber framed green house and a detached sectional garden store.



## **LOCATION**

Located within a short walking distance of the market town of Brigg offering 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**

Fully renovated inside and out, arranged over two floors.

### **ENTRANCE HALL 2.44m (8' 0") x 1.82m (6' 0")**

Enter the property via the uPVC front door into a porch hallway having a light fitting to the ceiling, carpeted flooring, internal doors to the reception rooms and stairs leading to the first floor.

### **LOUNGE 3.90m (12' 10") x 3.30m (10' 10")**

A cosy and traditional front facing lounge with uPVC double glazed window, a light fitting, coving and beams to the ceiling, a central heating radiator, a brick feature fireplace with built in cupboard to the side and solid wood flooring.

### **RECEPTION ROOM TWO 3.90m (12' 10") x 2.99m (9' 10")**

Also to the front of the property with uPVC double glazed window, pendant light to the ceiling, a central heating radiator, a feature fireplace and carpeted flooring.

### **DINING KITCHEN 6.00m (19' 8") x 3.29m (10' 10")**

A modern, open plan dining kitchen provides a range of high and low level light grey high gloss units with complimentary worktops and under unit lighting. Fitted with an integrated electric oven, gas hob with stainless steel extractor over, a dishwasher and washer dryer along with a brand new free standing fridge freezer. A stainless steel sink with chrome mixer tap sits under a uPVC double glazed window to the side aspect, and a large under stair storage cupboard with pendant light. Two pendant lights to the ceiling, click tile flooring, a vertical central heating radiator and newly fitted uPVC double glazed french doors to the rear garden.

### **GROUND FLOOR WC 1.40m (4' 7") x 0.97m (3' 2")**

Providing a low flush WC, light fitting to the ceiling. A uPVC obscure double glazed window to the rear aspect and wood effect laminate flooring.

### **REAR HALL 2.53m (8' 4") x 0.97m (3' 2")**

Having two pendent lights to the ceiling, a central heating radiator, tongue and groove panelling to the lower half of the walls, flooring to match the kitchen and a uPVC double glazed door to the rear garden.

## **LANDING**

Climb the carpeted stairs to the first floor landing, having a pendant light, coving and loft access to the ceiling, a large built in cupboard housing the newly fitted combination boiler, a uPVC double glazed window to the side elevation and a central heating radiator.

### **BEDROOM ONE 3.90m (12' 10") x 3.30m (10' 10")**

To the front of the property with uPVC double glazed window, light fitting with fan to the ceiling. There is a central heating radiator, a large walk in wardrobe with ceiling light and carpeted flooring.

### **BEDROOM TWO 3.90m (12' 10") x 2.99m (9' 10")**

Also located to the front of the property enjoying a feature fireplace, a pendant light to the ceiling, a uPVC double glazed window and carpeted flooring.

### **BEDROOM THREE 2.48m (8' 2") x 2.39m (7' 10")**

Also double in size to the rear of the property with tongue and groove panelling to the lower walls, a uPVC double glazed window, a light fitting with fan to the ceiling, a central heating radiator and carpeted flooring.

### **SHOWER ROOM 2.51m (8' 3") x 1.44m (4' 9")**

A spacious and stylish shower rooms provides a fully tiled shower fitted with electric shower, a close coupled WC and corner vanity sink. There is a uPVC frosted double glazed window to the rear elevation, a chrome heated towel rail, spot lights to the ceiling and wood effect laminate flooring.

## **GARDEN**

The front of the property provides a newly laid block paved driveway with drainage system. A timber side gate leads you to the rear garden which offers multiple patio areas with one benefiting from a brick built pizza oven. The garden has been beautifully maintained, is fully enclosed and mainly laid to lawn with raised flower beds, a detached sectional garden store and timber framed green house.

## **FIXTURES AND FITTINGS**

All built in appliances, the free standing fridge freezer and floor coverings are to be included within the sale of the property.

## **SERVICES (not tested)**

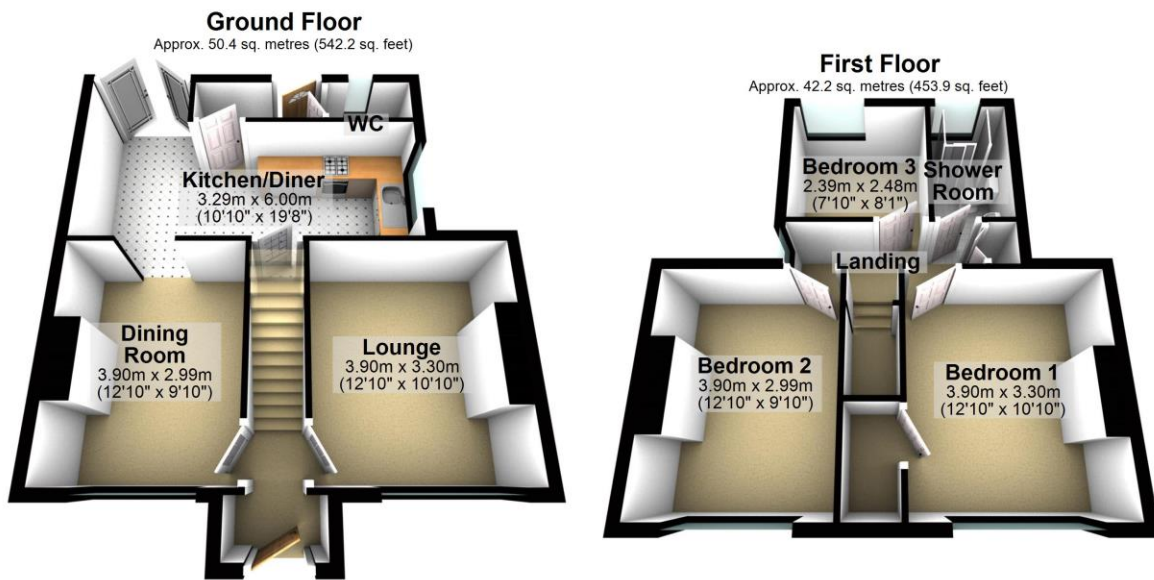
Mains gas, electricity, water and drainage are all understood to be connected to the property.

## **COUNCIL TAX**

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







Total area: approx. 92.5 sq. metres (996.1 sq. feet)

3 Bedroom Semi Detached House  
Plan produced using PlanUp.

**PROPERTY MISDESCRIPTION**

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