



Burnside, Brigg Road, WRAWBY, DN20 8RD

New £280,000



- Approx 1 Acre Plot
- Large Gardens
- Outbuildings
- Two Reception Rooms
- Well Maintained Throughout
- Potential Pony Paddock
- Extensive off Road Parking
- Desirable Location
- Opportunity to Extend

Bell Watson are excited to market for sale this well maintained traditional 3 bed semi detached property on the outskirts of the forever popular village of Wrawby. The property offers huge potential to remodel, develop and extend the accommodation and it is set within a plot in the region of 1 acre. The house currently offers two reception rooms, kitchen with separate utility room and ground floor WC with the first floor having 3 bedrooms and a bathroom. Outside the house is set well back from the road, with a good sized front garden and a long multi car driveway which leads to the rear. Behind the property is a formal garden area leading to a field suitable for a pony paddock, and a range of timber outbuildings.



LOCATION

Located on the outskirts of Wrawby. Approx 1 mile from Brigg where you will find highly regarded primary and secondary schools. Brigg 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 having been well maintained throughout.

HALL

Enter the property via the uPVC double glazed front door into a welcoming hallway having a pendant light and coving to the ceiling, a central heating radiator, carpeted flooring and an under stair storage cupboard.

LOUNGE 4.52m (14' 10") x 3.17m (10' 5")

A front facing lounge enjoys a uPVC double glazed bay window and fireplace with electric fire. There is a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

KITCHEN 4.16m (13' 8") x 2.11m (6' 11")

Fitted with a range of wall and base units with tiled splash backs to the worktops. There is a 1.5 stainless steel sink with chrome mixer tap, an integrated electric double oven, a gas hob with extractor hood over and an under counter recess for a fridge. A uPVC external door along with two uPVC double glazed window look out to the side aspect. There is a light fitting and coving to the ceiling and carpeted flooring.

SITTING ROOM 4.97m (16' 4") x 3.36m (11' 0")

To the rear of the property providing a central gas fireplace, a uPVC double glazed window to the rear aspect, a light fitting and coving to the ceiling, central heating radiator, built in cupboards and drawers to the alcove and carpeted flooring.

UTILITY ROOM 2.26m (7' 5") x 1.41m (4' 8")

Having a uPVC double glazed window to side aspect, lighting and coving to the ceiling, an under counter recess and plumbing for a washing machine, space for a free standing fridge freezer and cushion flooring.

WC

Fitted with a low flush WC and has a light and coving to the ceiling, a uPVC obscure double glazed window to the rear aspect and cushion flooring.

LANDING

Climb the carpeted stairs to the first floor landing having a pendant light, coving and loft access to the ceiling and a uPVC double glazed window to the side elevation.

BEDROOM ONE 3.81m (12' 6") x 2.81m (9' 3")

Located to the front of the property fitted with a range of wardrobes and cupboards. There is a uPVC double glazed window, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.67m (12' 0") x 2.63m (8' 8")

Providing a built in cupboard and has 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 2.76m (9' 1") x 2.25m (7' 5")

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

BATHROOM 1.66m (5' 5") x 1.72m (5' 8")

A white three piece suite comprising a bath tub with electric shower over and mixer taps with shower head, a pedestal wash basin and close coupled WC. 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

There is a large lawned garden to the front of the property with a wide driveway continuing up the side of the property having secure double gates opening to the rear garden and field. There is a lawned garden to the rear with mature shrubs and bushes, a large hard standing area housing timber outbuildings and a great sized paddock currently sectioned via a small fence. In addition, you will find a green house, a further timber shed, outside water tap and light.

FIXTURES AND FITTINGS

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

SERVICES (not tested)

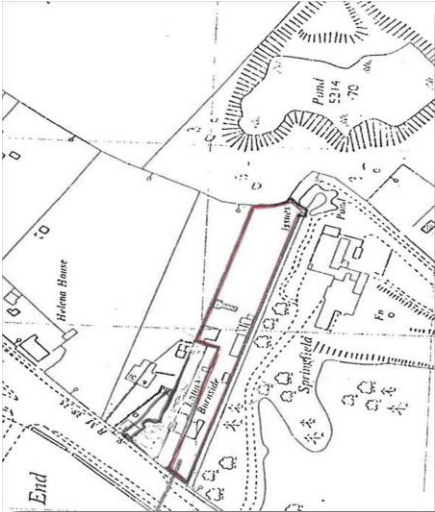
Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

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







PROPERTY MISDESCRIPTION

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