



12 Glanford Road, BRIGG, DN20 8DJ

New £280,000



- Immaculate Throughout
- Two Reception Rooms
- Modern Kitchen
- Ground Floor WC
- Front & Rear Gardens
- Sought After Location
- Stylish Bathroom
- Utility Room
- Ample Off Road Parking

Bell Watson Estate Agents are excited to market for sale this immaculate traditional three bed semi detached family home in a highly desired location of Brigg. The property has been very well maintained and offers bright and spacious accommodation throughout. Briefly comprising, entrance hall, two reception rooms, modern kitchen, utility room and WC to the ground floor with the first floor serving three bedrooms and a stylish family bathroom. Sitting on a larger than average plot there are gardens to the front and rear, a vast amount of off road parking, and a well proportioned detached garage. A MUST VIEW PROPERTY!



LOCATION

The property is located in a sought after residential area and with a short walking distance to the centre of the market town of Brigg. The main shopping street has a host of small shops and businesses and there are well respected junior and secondary schools. There is easy access to the M180 motorway, a railway station in the nearby village of Barnetby and Humberside Airport close by at Kirmington.

ACCOMMODATION

Beautifully presented throughout, modern windows having a 17 year warranty remaining, a combination boiler still under warranty and a detached garage. The property is arranged over two floors.

HALLWAY 4.32m (14' 2") x 1.25m (4' 1")

Enter the property via a composite front door into a bright and welcoming hallway having a pendant light and coving to the ceiling, a central heating radiator, wood effect LVT flooring, a uPVC double glazed window to the side aspect and carpeted stairs to the first floor.

LOUNGE 3.70m (12' 2") x 3.41m (11' 2")

A front facing lounge enjoying a feature fireplace with ornate surround, a uPVC double glazed bay window, coving and light fitting to the ceiling, wall lighting, a central heating radiator and carpeted flooring.

KITCHEN 3.04m (10' 0") x 2.41m (7' 11")

This modern high gloss kitchen offers a range of high and low level units with complimentary worktops. There is an integrated fridge, dishwasher and electric fan assisted oven with ceramic hob having a tiled splash back and external extractor above. A stainless steel sink with chrome mixer tap sits under a uPVC double glazed window with rear garden outlook. Spotlights to the ceiling, a central heating radiator and wood effect LVT flooring.

REAR RECEPTION ROOM 3.90m (12' 10") x 3.70m (12' 2")

Providing an open fire recess, light fitting and coving to the ceiling, a central heating radiator, wood effect LVT flooring and uPVC double glazed sliding patio doors to the rear garden.

UTILITY ROOM 1.47m (4' 10") x 1.04m (3' 5")

Housing the Ideal Combination boiler. There is a uPVC obscure double glazed window to the side aspect, a pendant light to the ceiling, wood effect laminate flooring and plumbing for a washing machine with space for a tumble dryer over.

REAR HALLWAY 2.11m (6' 11") x 1.17m (3' 10")

A uPVC external door from the main hallway leads to a rear entrance hall where a further uPVC obscure glazed external door is located to the side of the property. Pendant light to the ceiling, a central heating radiator and cushion flooring. There is a large store cupboard with electric point.

CLOAK ROOM 1.39m (4' 7") x 0.97m (3' 2")

Having a combination unit comprising a wash basin, WC and storage. A uPVC obscure double glazed window to the side aspect, light fitting to the ceiling, a central heating radiator and cushion flooring.

FIRST FLOOR

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

BEDROOM ONE 3.90m (12' 10") x 3.70m (12' 2")

Situated to the rear of the property having built in wardrobes with mirrored sliding doors. There are electrical points within the wardrobe for a wall mounted TV. A pendant light to the ceiling, a uPVC double glazed window, central heating radiator and carpeted flooring.

BEDROOM TWO 3.41m (11' 2") x 3.00m (9' 10")

Having built in wardrobes with mirrored sliding doors and a uPVC double glazed window to the front elevation. Pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.70m (8' 10") x 2.79m (9' 2")

To the front of the property having a built in wardrobe with sliding mirrored doors. A uPVC double glazed window, a pendant light to the ceiling. Central heating radiator and carpeted flooring.

BATHROOM 2.41m (7' 11") x 2.00m (6' 7")

A modern four piece suite benefiting a double ended bathtub, corner cubicle fitted with mermaid boarding having mains rainfall and head held shower heads. A pedestal wash basin and close coupled WC. There is a uPVC obscure double glazed window to the rear elevation, extractor fan, spotlights to the ceiling, a vertical central heating radiator and tiled flooring to match the wall tiles.

OUTSIDE

This property provides extensive off road parking via the slabbed and gravelled driveway which runs the length of the properties boundary leading to the rear garden and garage. The front garden has gravelled parking spaces and lawned area with establish borders and trees. The rear garden is mainly laid to lawn with mature borders and patio area. To the bottom of the garden you will find two timber sheds and a timber summer house with a gravelled seating area. There is outside security lighting and a cold water tap.

GARAGE 6.04m (19' 10") x 3.97m (13' 0")

A large detached garage with electric roller door to the front a uPVC door and window to the side. Fitted with two work benches, lighting and electric sockets.

FIXTURES AND FITTINGS

All integrated appliances, light fittings, fitted blinds and floor coverings are to be included within the sale of the property along with the timber sheds and summer house.

SERVICES (not tested)

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

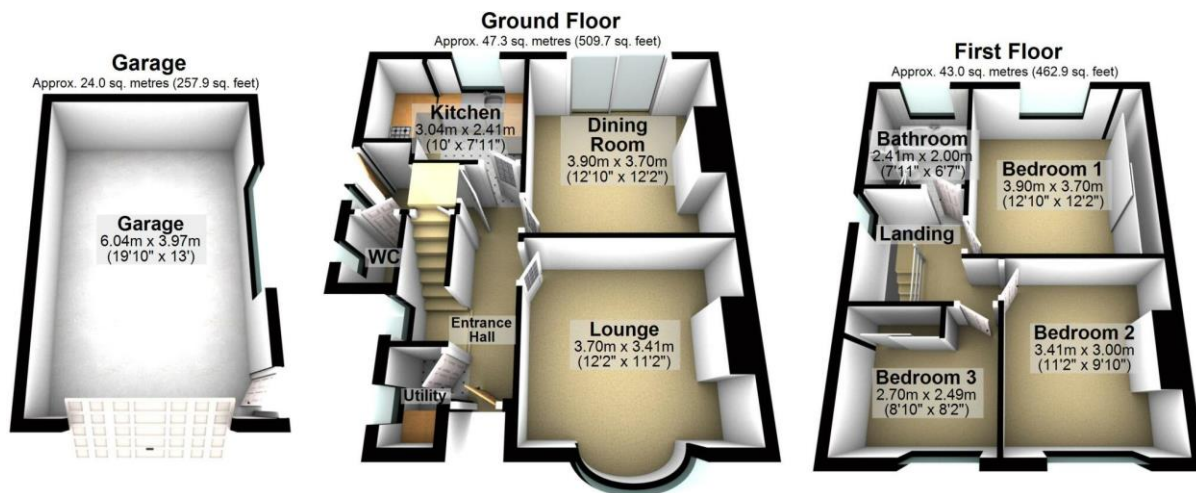
COUNCIL TAX

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









Total area: approx. 114.3 sq. metres (1230.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

PROPERTY MISDESCRIPTION

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