



29 Elm Way, BRIGG, DN20 8AN

New £145,000



- Close to Local Amenities & Walking Distance to Town Centre.
- Potential for a Third Bedroom
- Off Road Parking
- A Scheme of Modernisation Required
- uPVC Double Glazing
- Quietly Positioned
- Well Maintained Good Sized Gardens
- Garage
- Gas Central Heating

Bell Watson Estate Agents are pleased to offer the opportunity to purchase this excellent example of a first time buy or rental investment. Currently providing two double bedrooms this property lends itself perfectly to become three by reinstating the stud wall. The ground floor provides an entrance hall, front facing lounge, rear hallway, kitchen and bathroom. There is uPVC double glazing and gas central heating throughout, well maintained front and rear gardens, a detached garage and plenty of off road parking.



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

Arranged over two floors, originally a three bed but currently a two, and in need of some modernisation.

ENTRANCE WAY

Enter the property via the uPVC front door into an entrance way with a uPVC obscure double glazed window to the side, a pendant light and coving to the ceiling and carpeted flooring.

LOUNGE 4.11m (13' 6") x 2.93m (9' 7")

Enjoying a central gas fire and ornate surround. There is a uPVC double glazed window to the front aspect, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

REAR HALL

Having a built in under stairs storage cupboard fitted with lighting. There is a pendant light to the ceiling, carpeted flooring and a uPVC external door to the side.

KITCHEN 3.12m (10' 3") x 2.85m (9' 4")

Providing a range of wall and based units fitted with worktops, a stainless steel sink with chrome mixer tap, and tiled splash backs. There is space for a free standing cooker and fridge freezer. There is a uPVC double glazed window to the rear aspect, feature beams and a light fitting to the ceiling, a central heating radiator and cushion flooring.

BATHROOM 2.15m (7' 1") x 2.05m (6' 9")

A white three piece suite comprises a double ended free standing bath with chrome mixer taps incorporating a handheld shower head, a pedestal wash basin and a closed couple WC. There is a light fitting and coving to the ceiling, two central heating radiators, a uPVC obscure double glazed window to the side aspect and carpeted flooring.

LANDING

Climb the carpeted stairs to the first floor landing having a uPVC double glazed window to the side elevation, a central heating radiator, wall lighting and loft access to the ceiling.

MASTER BEDROOM 5.14m (16' 10") x 3.28m (10' 9")

Providing a range of fitted bedroom furniture, a uPVC double glazed window to the front elevation, a light fitting and coving to the ceiling, two central heating radiators and carpeted flooring. The bedroom has been fitted with a closed couple WC and pedestal wash basin where there is an additional uPVC obscure double glazed window and light fitting.

BEDROOM TWO 2.49m (8' 2") x 2.62m (8' 7")

Open to bedroom number three this could easily have the stud wall reinstated for the property to become a three bed again. There are fitted wardrobes with mirrored sliding doors, a light fitting and coving to the ceiling, a uPVC double glazed window to the rear elevation, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.62m (8' 7") x 2.18m (7' 2")

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

OUTSIDE

The property enjoys well maintained gardens to both the front and rear with the front garden being gravelled providing raised flower beds. There is a hard standing driveway leading to the detached sectional garage having an up and over door to the front, a timber side entrance door and is fitted with electricity. The rear garden is fully enclosed via fencing, is laid to lawn as well as a hard standing patio, raised flower beds, an outside cold water tap and outside lighting. There is a large timber shed with electricity connected and a brick outbuilding housing the gas boiler.

FIXTURES AND FITTINGS

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

SERVICES (not tested)

Mains gas, electricity, water and drainages 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.



PROPERTY MISDESCRIPTION

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