



Churchill Avenue, Brigg



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£230,000



## Key Features

- ESTABLISHED LOCATION
- ENCLOSED GARDEN
- DRIVE AND GARAGE
- 15' DINING KITCHEN
- GENEROUS CONSERVATORY
- FIRST FLOOR BATHROOM
- EPC RATING C
- FREEHOLD





This excellent 3 bedroom detached family home and Garage is situated in an established residential area on the outskirts of the market town of Brigg. The well presented home includes a 15' Dining Kitchen leading to a double glazed Conservatory with enclosed garden beyond. A forward facing Lounge and first floor Bathroom complete the home. Guests are well catered for by the 4 car drive and detached Garage.

Early viewing essential.

#### VIRTUAL TOUR

[CLICK HERE](#)



#### ENTRANCE

A Pvcu door opens to a Reception Lobby with Cloaks cupboard, stair to the first floor, radiator and multi pane door to

#### LOUNGE 4.71m x 3.57m (15.5ft x 11.7ft)

A well lit forward facing room with Pvcu double glazed and leaded bow window to the front, radiator, coving, tv aerial point and Adams style timber fire surround with marbled back and hearth and inset electric fire. Twin doors open to

#### KITCHEN/DINER 4.55m x 3.26m (14.9ft x 10.7ft)

A generous well planned social space appointed with a range of light ash style fronted units with contrasting worktops to include inset 1 1/2 bowl resin sink unit with cupboards and dishwasher under, space and plumbing for an automatic washing machine, 3 further base units forming a return breakfast bar, dresser unit, inset 4 burner gas hob with oven under and decorative extractor canopy over, an additional 4 units at eye level, tiled splash areas, shelved understair Pantry store, leaded Pvcu window to the side aspect, radiator, coving and Pvcu French doors to

#### CONSERVATORY 4.08m x 3.43m (13.4ft x 11.3ft)

Comprising of Pvcu double glazed panels over brick plinths with hip and pitched translucent roof, radiator, tv aerial point and doors to both the side drive and to the rear garden.



#### LANDING

With leaded Pvcu double glazed window, access to the roof space and bulkhead cupboard.

#### BEDROOM 1 4.4m x 2.61m (14.4ft x 8.6ft)

A forward facing double room with leaded Pvcu double glazed window, tv aerial point and radiator.

#### BEDROOM 2 3.6m x 2.68m (11.8ft x 8.8ft)

A further double room with leaded Pvcu double glazed window to the rear and radiator.

#### BEDROOM 3 2.96m x 1.87m (9.7ft x 6.1ft)

A forward facing single room with leaded Pvcu double glazed window and radiator.

#### BATHROOM 1.82m x 1.98m (6ft x 6.5ft)

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin with pillar mixer tap, P shaped shower bath with curving screen and electric shower over, leaded Pvcu window, coving, radiator and matching tiling to full height.

#### OUTSIDE

The property is fronted by a neatly clipped privet hedge which fringes a lawn with inset ornamental tree. A 2 car side reception drive leads via high wrought iron gates to the rear drive with large detached sectional GARAGE beyond. The enclosed rear garden is best viewed from the flagged patio which overlooks a neat lawn with side border together with a raised ornamental pond. A concrete amenity area suited to hardstanding for a workshop/shed completes the property.

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



### FLOOR PLAN

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

### KEY FACTS FOR BUYERS

[CLICK HERE](#)







GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

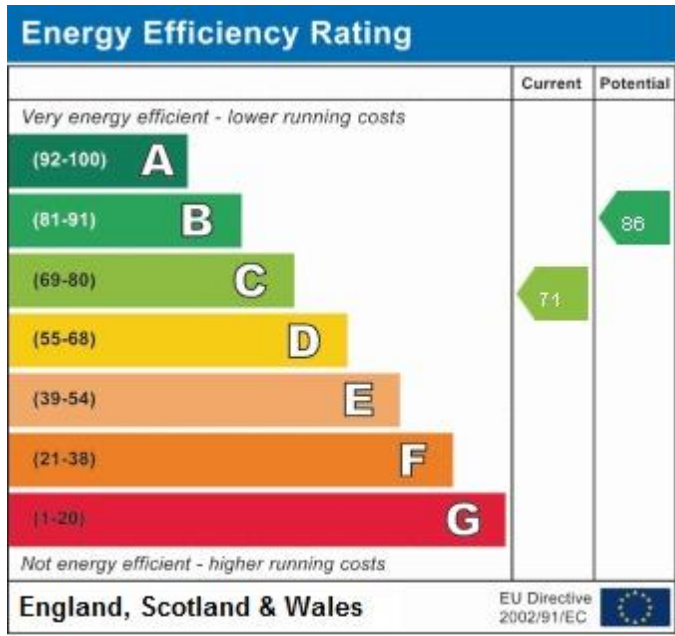


1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Address:  
48 Churchill Avenue, Brigg, N. Lincs

