



Grammar School Road, Brigg



REDUCED TO £148,000

- NO UPWARD CHAIN
- ESTABLISHED POSITION
- GENEROUS GARDENS
- RECEPTION PARKING
- 2 RECEPTIONS
- BATH AND SHOWER ROOMS
- FREEHOLD
- EPC RATING D



NO UPWARD CHAIN.

This substantial traditional semi detached home with generous gardens offers flexible 3 bedroom accommodation within an established location. Priced to reflect the updating required the home includes 2 reception rooms, Kitchen with separate Utility and ground floor Shower rooms. The 3 bedrooms are served by a family bathroom. There is reception parking and potential space for a Garage if required.

VIRTUAL REALITY TOUR

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ENTRANCE

A woodgrain effect Pvcu door with decorative stained glass inset opens to the Hallway with radiator, coving and stairs to the first floor.



LOUNGE 3.6m x 3.67m (11.8ft x 12ft)

A forward facing room with Pvcu double glazed window, coving, radiator, oak styled laminated flooring, TV aerial point and timber fire surround with granite style back and hearth and inset coal effect gas fire.

DINING ROOM 3.78m x 3.93m (12.4ft x 12.9ft)

Enjoying views to the rear garden this versatile room includes a Pvcu double glazed window, coving, radiator, tv aerial point, fitted store cupboard and under stairs storage cupboard.

KITCHEN 4.06m x 2.55m (13.3ft x 8.4ft)

Appointed with a range of light oak effect fronted units with contrasting grey work surfacing to include single stainless steel sink unit with cupboards under, space and plumbing for an automatic washing machine, space for an under the counter refrigerator, a further eight units at base level, gas cooker recess with extractor over and an additional five units at eye level, tiled splash areas, Pvcu double glazed window and side door.

UTILITY 1.88m x 2.3m (6.2ft x 7.5ft)

A practical room with fitted dishwasher and low-level cupboard, radiator, Pvcu double glazed window and wall mounted gas fired combination boiler.

SHOWER ROOM

With low-level WC, wash hand basin, tiled wet area with electric shower and extractor fan.

HALF LANDING

Laminate flooring.

BEDROOM 3 / STUDY 2.41m x 2.45m (7.9ft x 8ft)

Versatile space with Pvcu double glazed window to the rear aspect, fitted workstation and radiator.

BATHROOM 1.94m x 1.56m (6.4ft x 5.1ft)

Appointed with a suite in white to include a close couple WC, pedestal wash hand basin, panelled bath, vertical towel radiator, skylight, fitted cupboard, part tiled walls and contrasting tiling to the floor.

MAIN LANDING

Including a spindle balustrade rail, fitted cupboard, coving and access to the roof space.

BEDROOM 1 4.7m x 3.65m (15.4ft x 12ft)

A generous forward facing double room with two double glazed windows, radiator, coving and decorative cast iron fireplace

BEDROOM 2 3.95m x 3.1m (13ft x 10.2ft)

A rear facing double room with double glazed window, TV aerial point and radiator.

OUTSIDE

The property is fronted by a coped brick wall and twin wrought iron gates open to a shared side driveway. There is a block paved reception area to the front. Twin timber gates open to the rear of the home where there is a gravel amenity area with two timber stores and a flagged seating area. The remainder of the enclosed garden is primarily laid to lawn and there is a further flagged entertaining area with timber pergola and additional garden shed.

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 B. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

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 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.

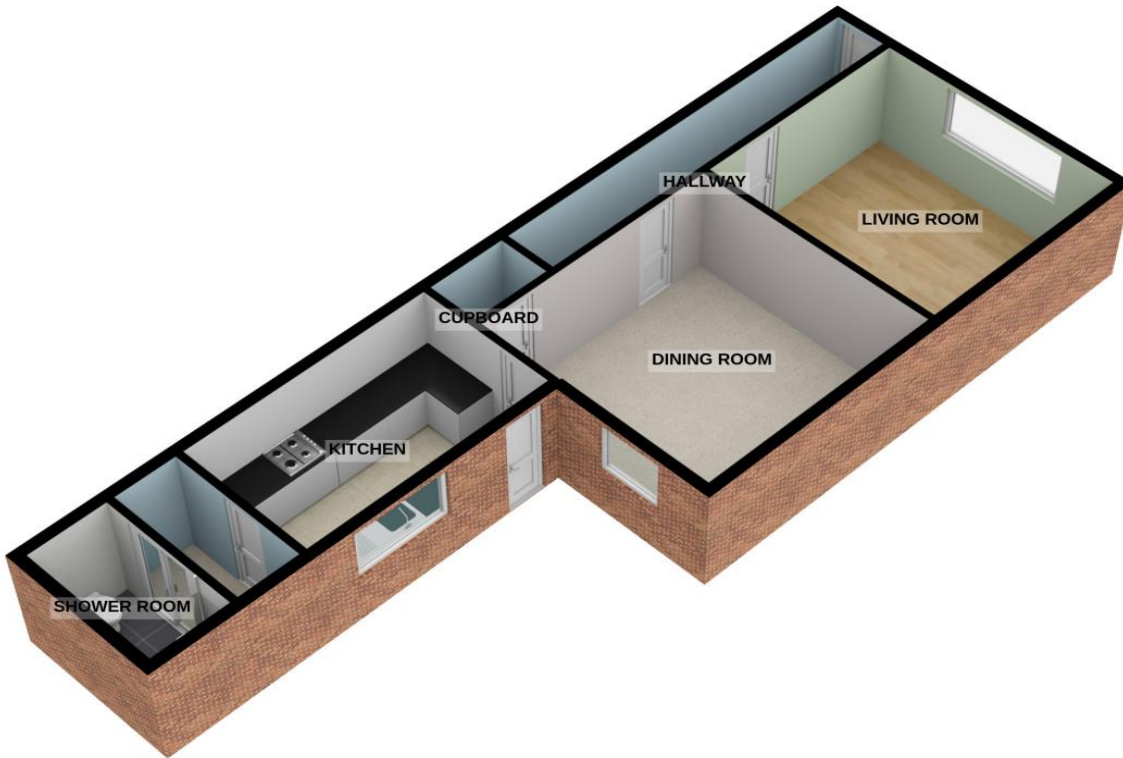
KEY FACTS FOR BUYERS

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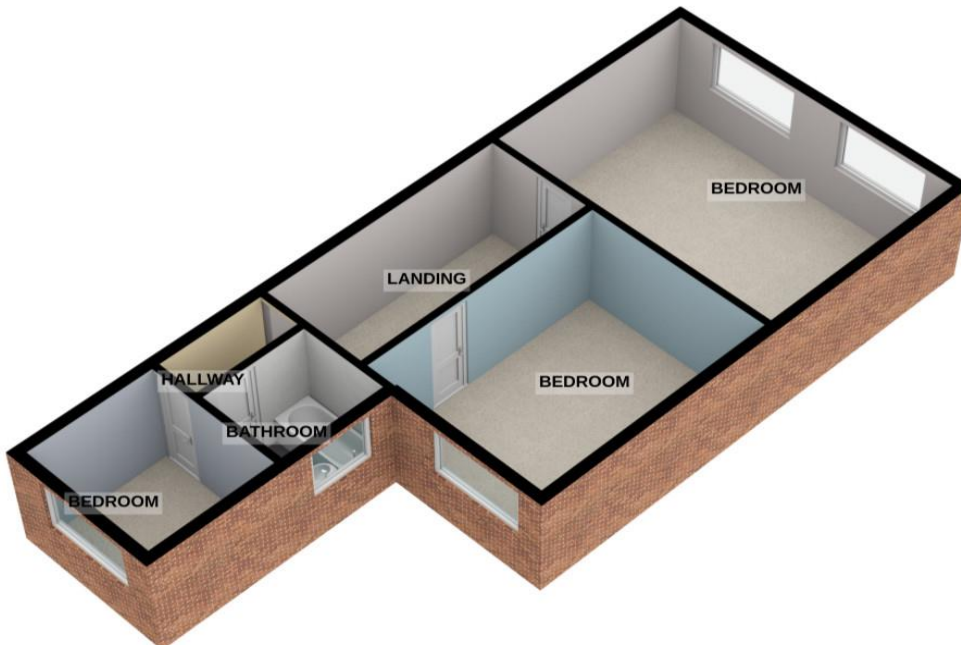




GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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