



Churchill Avenue, Brigg



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3

£300,000



Key Features

- NO UPWARD CHAIN
- SUPERB COUNTRY VIEWS
- 3 RECEPTION ROOMS
- MODERN SHOWER ROOM
- FAMILY BATHROOM
- 28' GARAGE
- EPC RATING C
- FREEHOLD





LOCATION, LOCATION, LOCATION.

Enjoying extensive country views towards the Wolds this neo-Georgian style family home offers well proportioned 3 bedroom accommodation in a highly desirable area. In addition to the 2 reception rooms there is a Study and an oak style Kitchen. The family bathroom is supplemented by a first floor Shower room and the 28' Garage is fronted by drive parking.

NO UPWARD CHAIN.

ENTRANCE

A Pvcu door opens to a Reception Lobby with wooden floor and a wood and glazed door leads to The Hall.

CLOAK ROOM

Appointed with a suite in white to include a corner wash hand basin, wc, tiling to half height and Pvcu porthole window.

HALL

A traditional Hall with oak flooring, spindle balustraded stair to the first floor with cupboard under, arched telephone recess, radiator, Pvcu double glazed window and twin multi-paned doors to

LOUNGE 5.67m x 3.77m (18'7" x 12'5")

A well lit forward facing room with Pvcu double glazed bow window, radiator, 2 plaster display niches, coving, TV aerial point and Adams style fire surround with marbled back and hearth and gas fire point. Twin multi pane doors lead to

DINING ROOM 3.68m x 2.91m (12'1" x 9'6")

Ideal for family celebrations with a Pvcu double glazed window overlooking the gardens and open farmland beyond and including a radiator and coving.

STUDY 2.80m x 2.42m (9'2" x 7'11")

A modern essential with Pvcu double glazed window to the rear aspect, radiator and coving.



KITCHEN 4.61m x 3.09m (15'1" x 10'1")

Appointed with a range of medium oak effect units with light marbled work tops to include a single stainless steel sink unit with cupboard under, larder store, a further 8 base units, space for a fridge/freezer, inset 4 burner gas hob with extractor hood over and oven under, china display cabinet, an additional 7 units at eye level, wall mounted gas fired central heating boiler, coving, Pvcu double glazed window, tiled to full height and rear door.

LANDING

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

BEDROOM 1 3.95m x 3.67m (13'0" x 12'0")

Enjoying views across open farmland this rear facing double room includes a Pvcu double glazed window, radiator and twin multi-pane doors leading to

SHOWER ROOM 3.37m x 1.70m (11'1" x 5'7")

Appointed with a modern suite to include a full width glazed and panelled shower enclosure with both rainwater head and hand held attachment, radiator and 2 built in double wardrobes.

BEDROOM 2 3.95m x 3.47m (13'0" x 11'5")

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

BEDROOM 3 2.96m x 2.60m (9'8" x 8'6")

A further forward facing room with Pvcu double glazed window, radiator and bulkhead cupboard.

BATHROOM 2.72m x 2.09m (8'11" x 6'11")

Appointed with a suite in champagne to include a close coupled wc, panelled bath, pedestal wash hand basin, electric shaver point, radiator and Pvcu double glazed window.

OUTSIDE

The property is set back beyond an open plan lawn with gravel topped shrub borders and a 3 car drive leads to the attached GARAGE (8.63m x 2.60m) (28'4 x 8.7) with twin doors, power, side door and Pvcu double glazed window. Side pathways lead



to the rear of the property which has been designed with ease of maintenance in mind and features a gravel topped area with inset shrubs, flagged seating areas and patio. A low decorative block wall allows views across open farmland.

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 D. 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

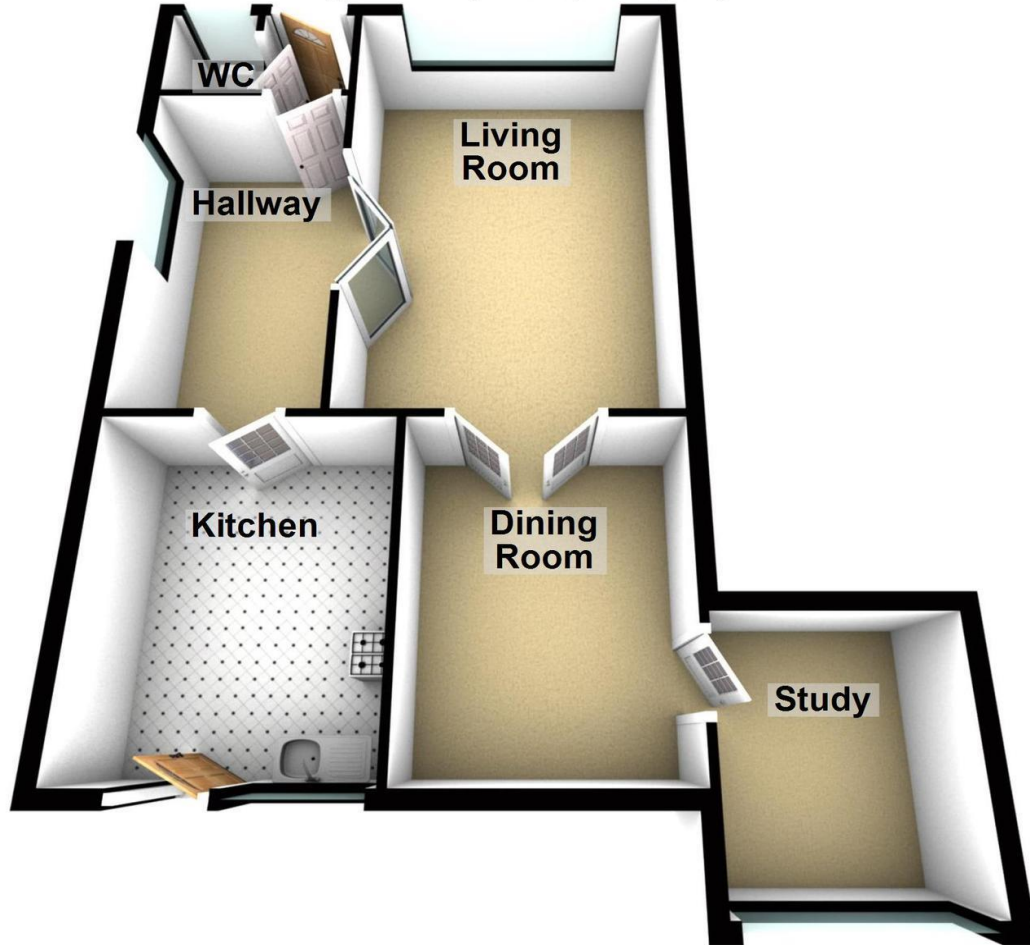
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.





Ground Floor

Approx. 65.8 sq. metres (708.4 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.4 sq. feet)



Total area: approx. 124.6 sq. metres (1340.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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