



Kennedy Close, Brigg, Brigg



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£315,000

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## Key Features

- SOUGHT AFTER LOCATION
- SUPERBLY PRESENTED
- 18' DAY KITCHEN
- STYLISH LOUNGE
- PIECE BATHROOM
- 31' GARAGE
- EPC RATING C
- FREEHOLD





This stunning, generously proportioned 3 bedroom detached Bungalow is situated in a rarely available sought after location. The home is centered on the 18' Day Kitchen which opens to the garden to form a wonderful entertain space and the 3rd Bedroom offers flexibility so often required. The broad reception drive and 31' Garage easily cater for those inevitable guests.

Early viewing essential.

**VIRTUAL TOUR**  
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#### RECEPTION HALL

A recessed and lit Entrance with Pvcu door leads to a broad Hall with coving, dado rail, radiator in ornamental grille, cloaks cupboard, heated Linen cupboard and laddered access to the boarded and lit Loft.

#### LOUNGE 5.49m x 3.50m (18'0" x 11'6")

A generous forward facing room with Pvcu double glazed bow window, carved mahogany style fire surround with light marbled back and hearth and inset gas fire, dado rail, picture rail and radiator

#### DAY KITCHEN 5.49m x 5.26m (18'0" x 17'4")

The informal social heart of the home connecting to the enclosed rear garden via Pvcu French doors and appointed with a range of medium oak style units with contrasting worktops and inset stainless steel sink unit and matching island breakfast bar. In addition to the 5 base units and 2 additional units at eye level there are 3 glass fronted china display cabinets, plumbing for an automatic washing machine, refrigerator recess and space for a gas fired range cooker with extractor over.

#### BEDROOM 1 3.39m x 3.04m (11'1" x 10'0")

A well proportioned forward facing double room with Pvcu double glazed window, radiator, dado rail and fitted wardrobes to one wall with sliding doors.

#### BEDROOM 2 2.96m x 2.58m (9'8" x 8'6")

Enjoying views to the rear this further double room includes a radiator, coving and Pvcu double glazed window.

#### BEDROOM 3/DINING ROOM 3.27m x 2.90m (10'8" x 9'6")

A flexible space currently used as a Dining Room with Pvcu double glazed window to the rear, radiator, ceiling rose, coving and dado rail.

#### BATHROOM 2.84m x 2.11m (9'4" x 6'11")

(Maximum Measurements)Appointed with a traditional style suite to include a close coupled wc, pedestal wash hand basin, corner bath with timber front panel and telephone style mixer attachment, glazed and tiled quadrant shower enclosure, spot lighting, tile to half height and to the floor, Pvcu double glazed window and radiator.

#### OUTSIDE

The property is fronted by a dwarf wall beyond which there are neat gravel topped gardens with block paved walkways. A broad block paved reception area leads to the extended attached GARAGE (9.39m x 2.83)(31'10" x 9'4") with up and over door, light and power and attached Utility/Garden Store with power, work surface, Pvcu window and door. The enclosed rear garden features a neat lawn with flagged seating area edged with raised brick planters together with a further gravel area with ornamental fish pond. A Green House and timber Garden Shed complete the home.

#### NOTE

The property benefits from the inclusion of solar panels which are owned by the Vendor themselves.

#### 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 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

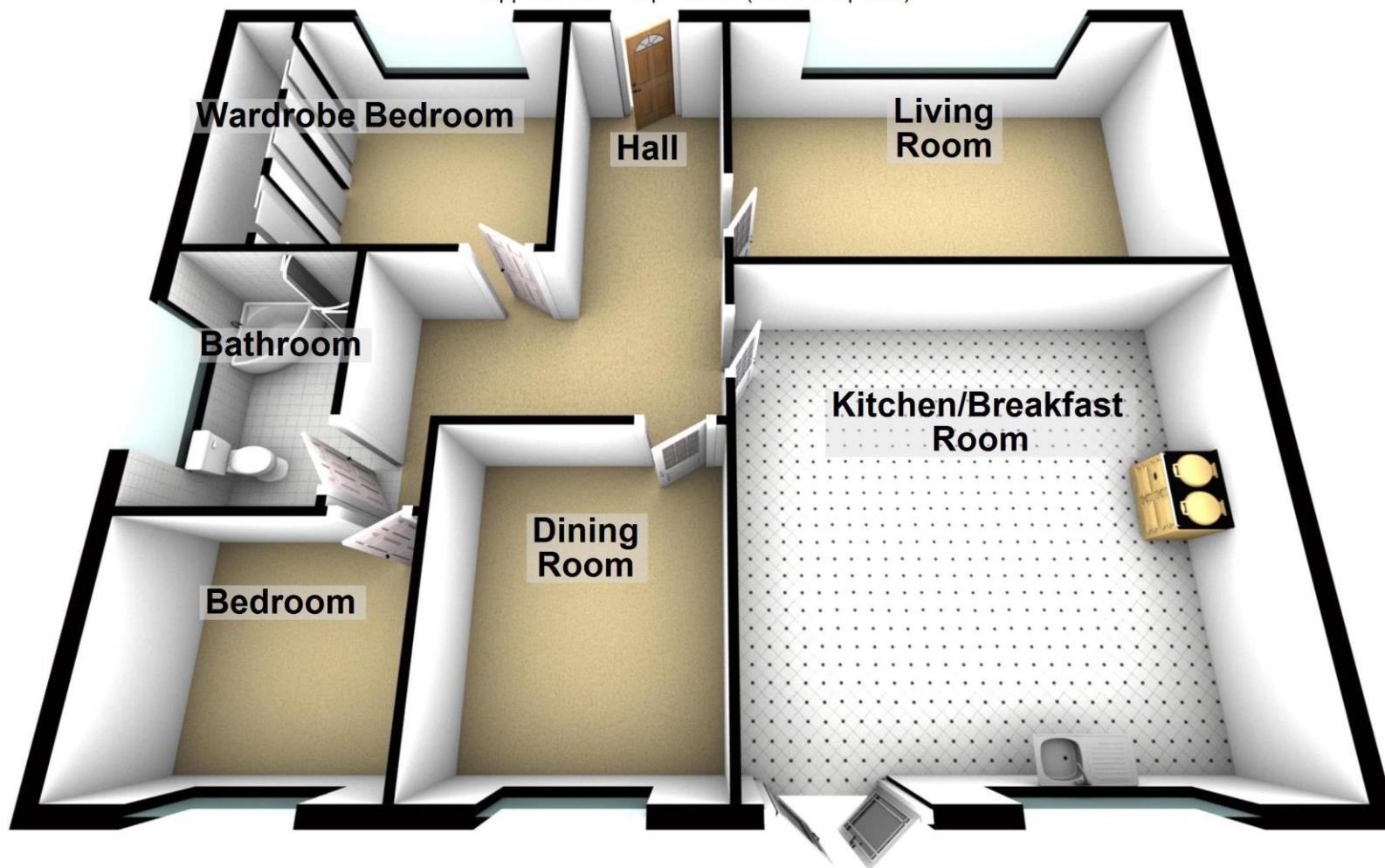
[CLICK HERE](#)





## Ground Floor

Approx. 101.4 sq. metres (1091.6 sq. feet)



Total area: approx. 101.4 sq. metres (1091.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

