



St. Helens Road, Brigg



4



2



1

£390,000



Key Features

- STUNNING LOCATION
- GENEROUS PLOT
- FLEXIBLE ACCOMMODATION
- DELIGHTFUL COURTYARD
- IMMACULATE THROUGHOUT
- EXTENSIVE PARKING
- EPC RATING C
- FREEHOLD





Situated in the golden triangle of Brigg this immaculately presented Bungalow offers flexible 4 bedroom accommodation with extensive parking and double garage. The extended property includes a Master Suite with en suite shower room, Kitchen with matching utility and a dual aspect Lounge overlooking the lawned gardens. A delightful courtyard makes provides an excellent entertaining area.

Generous in size - Generous in welcome.

RECEPTION HALL

A Pvcu door and side screens opens to the L shaped Hall with central arch, 2 radiators, dado rail, coving, cloaks cupboard and airing cupboard.

LOUNGE 6.71m x 3.63m (22'0" x 11'11")

A superbly lit dual aspect room centred on the light marbled fireplace with inset coal effect gas fire and including 2 radiators, cornice, ceiling rose, and TV aerial point.

BEDROOM 1 4.86m x 3.40m (15'11" x 11'2")

A generous double room with light timber style fitted furniture including a bedhead recess with wardrobes, TV aerial point, coving and ceiling rose.

ENSUITE

An L shaped fully tiled room with walk-in shower enclosure with electric shower, close coupled wc, vanity wash hand basin, extractor fan and 2 Pvcu double glazed windows.

KITCHEN 4.50m x 3.44m (14'10" x 11'4")

Stylishly appointed with a range of light straw effect fronted units with granite effect worktops to include an inset 1 1/2 bowl sink with mixer tap and filter unit and 6 units under, integrated refrigerator and dishwasher, an additional 9 underlit units at eye level, slate style ceramic floor tiles, electric Ranger Master range with chimney style extractor over, central breakfast island, radiator, coving, spot lighting, radiator, Pvcu double glazed window and side door.



UTILITY 3.03m x 1.86m (9'11" x 6'1")

Appointed with Pvcu double glazed window and a range of matching units with additional sink unit, plumbing for an automatic washing machine, venting for a tumble dryer, larder unit forming a housing for an upright freezer, coving, tiled to full height and to the floor.

BEDROOM 2 3.78m x 3.48m (12'5" x 11'5")

A rear facing double room with fitted triple wardrobe and drawer units, radiator, dado rail and TV aerial point.

BEDROOM 3/DINING ROOM 3.48m x 3.02m (11'5" x 9'11")

A further double room with coving, radiator, dado rail and Pvcu french doors opening to the rear courtyard.

BEDROOM 4/STUDY 3.02m x 2.48m (9'11" x 8'1")

The final double room with Pvcu double glazed window to the rear aspect, coving, radiator and dado rail.

BATHROOM 3.10m x 2.10m (10'2" x 6'11")

A full tiled room appointed with a suite in white to include a P shaped bath with curving screen and mains fed shower, vanity unit with sparkle quartz top, inset wash hand basin and wc with concealed cistern, spot lighting, coving, tiled floor, Pvcu double glazed window, chrome radiator, laddered access to the roof space and Pvcu double glazed window.

OUTSIDE

The property occupies a large corner plot which is afforded a degree of privacy by clipped privet hedging. A 5 bar gate opens to a 5 car drive with turning head/reception area and wrought iron gates open to the detached GARAGE(4.66m x 5.75m) with electric roller door, fitted work bench, 2 double glazed windows and side door. Immediately to the rear there is a delightful enclosed Courtyard garden with raised planters and timber decking. The remaining front and side gardens are primarily laid to lawn with flower borders, ornamental trees and fruit trees. A flagged and gravel topped side garden with garden store completes the home.



NOTE

Prospective purchasers should be aware that there is the presence of a drop kerb allows for the possibility of an additional vehicle entry to the the side of the property subject to the necessary permissions.

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

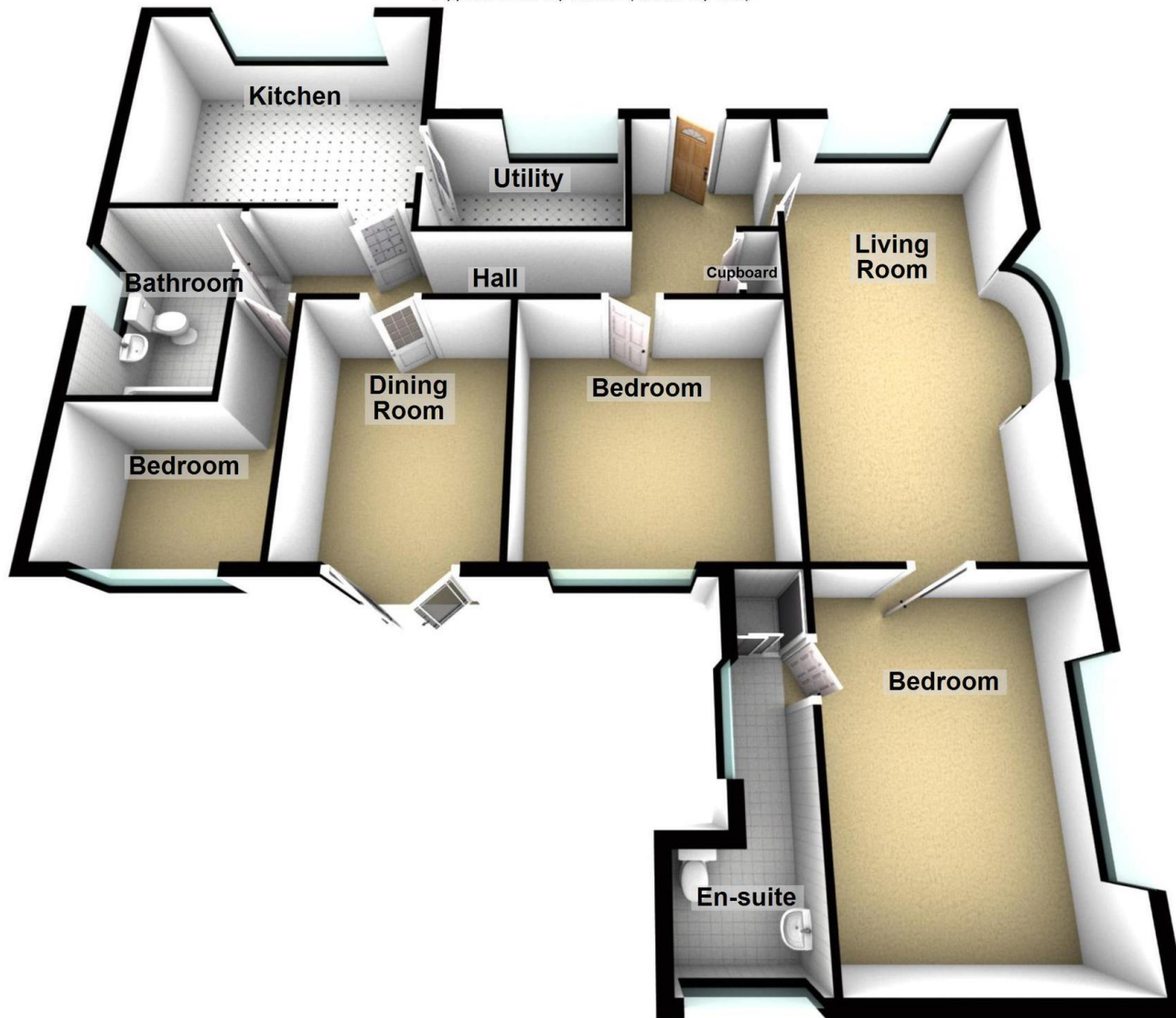
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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. 121.8 sq. metres (1310.8 sq. feet)



Total area: approx. 121.8 sq. metres (1310.8 sq. feet)

Address: 46 St. Helens Road, BRIGG, DN20 8DQ

RRN:

