



St Helens Road, Brigg



4



1



2



£325,000



Key Features

- SUPERB LOCATION
- TRADITIONAL HOME
- 20'11 BREAKFAST KITCHEN
- 2 RECEPTION ROOMS
- SECURE GARDENS
- GARAGE
- EPC rating E
- Freehold





LOCATION

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Set in the "golden triangle" of Brigg this double fronted family home offers excellent 4 bedroom accommodation with generous gardens, parking and Garage. A central Hall divides 2 balanced reception rooms and leads to a 20'11 Breakfast Kitchen with separate Utility. The bedrooms are served by a Bathroom with both freestanding bath and shower. The long gardens are both a secure family space and excellent entertainment area.

ENTRANCE

A recessed Entrance with a part glazed door and side screens with stained glass and leaded insets opens to Reception hall with oak style flooring, radiator in ornamental grill and spindle balustraded staircase to the first floor with cupboard under.

LOUNGE 3.97m x 3.55m (13ft x 11.6ft)

A dual aspect room with Pvcu double glazed square walk-in bay window to the front and additional window to the side aspect, picture rail, radiator, TV aerial point, painted fire surround with open fireplace and granite hearth.

DINING ROOM 3.97m x 3.05m (13ft x 10ft)

A matching dual aspect room with square Pvcu double glazed walk-in bay window to the front aspect and further window to the side, picture rail, oak style flooring, radiator, painted, timber fire surround with insets multi-fuel, cast-iron stove on a flagged hearth.

BREAKFAST KITCHEN 6.39m x 3.07m (21ft x 10.1ft)

Traditionally styled with Pvcu window and matching French doors to the rear terrace. An excellent relaxed social space appointed with a range of eau de nil fronted base units with timber tops, inset ceramic sink, slate tiled floor, spotlights, radiator and Esse cast iron range.

UTILITY 1.96m x 1.95m (6.4ft x 6.4ft)

A practical rear Entrance with additional sink unit with cupboard under, space and plumbing for an automatic washing machine and tumble dryer, cupboard housing the gas fired

central heating boiler, slate tiled floor, rear entrance door with side window and wainscot panelling.

CLOAK ROOM

With suite invite to include a close coupled WC, wall mounted wash hand basin, radiator, extractor fan and slate tiled floor.

LANDING

Access to the roof space.

BEDROOM 1 4.43m x 3.97m (14.5ft x 13ft)

A generous forward facing double room with Pvcu double glazed window, radiator and decorative cast iron fireplace.

BEDROOM 2 3.02m x 3.13m (9.9ft x 10.3ft)

A rear facing room with Pvcu double glazed window, radiator and painted panelling to one wall.

BEDROOM 3 4.15m x 3.97m (13.6ft x 13ft)

A further double room with Pvcu double glazed windows to the front and side aspects, radiator, telephone point, spotlighting and decorative fireplace. Maximum measurements.

BEDROOM 4 2.03m x 2.95m (6.7ft x 9.7ft)

With Pvcu double glazed window to the side and rear aspect and radiator.

BATHROOM 3.16m x 2.1m (10.4ft x 6.9ft)

Appointed with a traditional style suite in white to include a pedestal wash hand basin, freestanding bath with side fillers and hand held attachment, a tiled and glazed shower enclosure, wainscot panelling, extractor fan, period towel radiator, spotlighting and Pvcu double glazed window.

OUTSIDE

The property is fronted by a picket fence and a central Lavender edged walkway divides two square lawn with mature shrubs and herbaceous borders. Immediately to the rear of the property there is a full width flagged terrace which leads down to a further neat lawn with herbaceous and shrub borders together with mature ornamental trees, small pond and timber Summer house. The path leads down to a productive vegetable



plot and brick built Garage and additional parking space which is accessed off Glanford Road.

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.

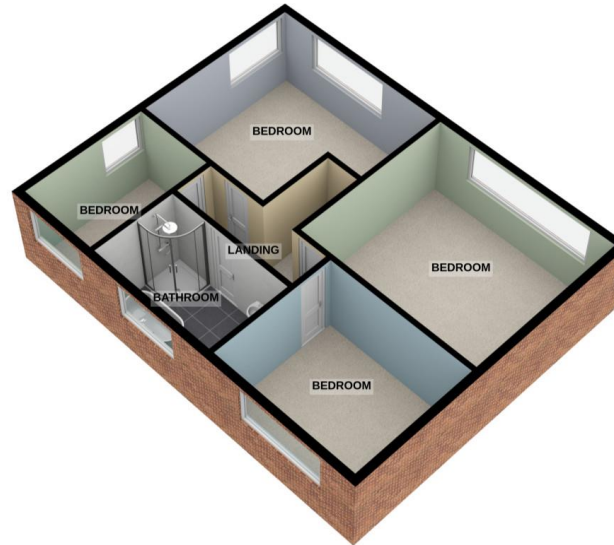




GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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		85
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	