



Albert Street., Brigg



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£345,000



## Key Features

- STRIKING PERIOD HOME
- SOUTH FACING GARDENS
- CLOSE TO TOWN
- RECEPTION PARKING
- VAULTED KITCHEN
- 3 DOUBLE BEDROOMS
- EPC RATING E
- FREEHOLD





Situated in an established and sought after residential location this detached Edwardian home effortlessly marries the period and contemporary to create a home of simple elegance suited to modern family life. Defined by light the Viewer is afforded a warm welcome via the Reception Hall which allows access to the 3 generous reception rooms each of which has its own distinctive character. There is an excellent vaulted kitchen which links to both a raised timber deck and rear terrace to create an outstanding entertaining area. The 3 double bedrooms are served by a distinctive bathroom with separate bathing and shower areas.

In addition to the reception parking there are surprisingly private and secure south facing rear gardens ideal for family games.

#### WELCOME HOME

#### ENTRANCE PORCH

A wood and glazed door with fanlights opens to the double glazed Porch with decoratively tiled floor and a door with leaded inserts and screens leads to the Hall.

#### RECEPTION HALL

Affording a warm welcome with its distinctive herringbone oak floor, double glazed sash window, corning, radiator and return staircase with turned newel post, feature balustrade with decorative splat spindles and cupboard under.

#### LOUNGE 4.24m x 4.14m (13'11" x 13'7")

A generous forward facing room with walk-in bay window with leaded lights, ceiling rose, cornice, picture rail and painted fire surround with granite hearth and steel horseshoe fireplace with inset coal effect gas fire.

#### LIVING ROOM 3.95m x 3.63m (13'0" x 11'11")

A more relaxed family space linking to the rear terrace via French doors and centred on the recessed fire place with cast iron multi-fuel stove with bookshelves to one side, picture rail, cornice and TV aerial point.

#### DINING ROOM 3.97m x 3.03m (13'0" x 9'11")

Ideal for more formal family celebrations with its distinctive cast range, oak flooring, radiator and window to the side.

#### KITCHEN 4.08m x 3.01m (13'5" x 9'11")

A beautifully lit space with high vaulted ceiling, French doors a raised balustraded deck and window and stable door to the side terrace. The Kitchen is well appointed with a range of white fronted units with granite style tops to include a deep glazed ceramic sink with period effect chrome mixer tap and cupboard under, integrated dishwasher, refrigerator and freezer, larder store, 6 further base units together with an additional 4 units and plate rack at eye level, oak flooring, tiled and beamed cooker recess with inset 8 burner gas range, vertical radiator and tiled splash areas.

#### CLOAK ROOM

( Off the Dining Room.) A practical space with close coupled wc, pedestal wash hand basin with tiled splash back, window and wall mounted gas fired boiler.

#### LANDING

A return stair with arched window on the half Landing leads to the main Landing with balustrade rail and decoratively glazed skylight.

#### BEDROOM 1 3.96m x 3.60m (13'0" x 11'10")

A rear facing double room with sash window, radiator and picture rail.

#### BEDROOM 2 3.96m x 3.60m (13'0" x 11'10")

A further forward facing double room with casement window, radiator, picture rail and access to the roof space.

#### BEDROOM 3 3.97m x 3.06m (13'0" x 10'0")

The final double bedroom with double glazed sash window overlooking the gardens, radiator, picture rail and a range of fitted furniture to include 2 single and 1 gentleman's wardrobe







together with a matching desk unit with shelved cupboard over.

### BATHROOM

Distinctively divided in to 2 sections and appointed with a modern suite to include: Shower area with pedestal wash hand basin, close coupled wc, tiled and glazed shower enclosure, sash window and period effect towel radiator. Bathing area with panelled bath with mixer shower attachment, fitted cupboards, towel radiator and sliding sash window. Both sections are tiled to full height and feature decoratively tiled floors.

### OUTSIDE

The home is set back beyond wrought iron railing and a block paved reception area allows for 2 car parking. Immediately to the rear there is a paved entertaining terrace accessed from the Sitting Room. The surprisingly private rear garden is mainly laid to lawn with established shrubs and ornamental trees and is best viewed from the raised and balustraded timber deck. The property is completed by 2 timber garden sheds.

### 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.

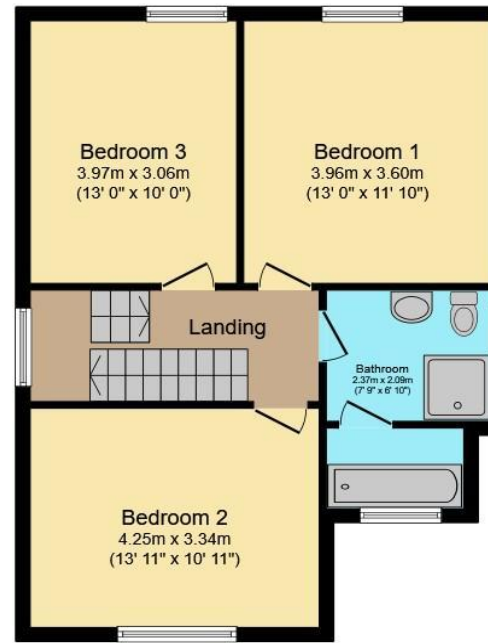








**Ground Floor**



**First Floor**

Total floor area 132.3 sq.m. (1,424 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



