



Bluebell Grove, Brigg



5



2



2

£310,000



Key Features

- CUL DE SAC POSITION
- FLEXIBLE ACCOMMODATION
- 6 CAR RECEPTION PARKING
- MATURE SOUTH FACING GARDEN
- 2 RECEPTION ROOMS
- BREAKFAST KITCHEN
- EPC RATING C
- FREEHOLD





Discreetly situated at the head of a secluded cul de sac with reception parking for 6 cars this 5 bedroom detached home offers versatile and flexible family accommodation. Enjoying south facing, enclosed landscaped gardens the home is designed for easy living with the Lounge and connected dining room forming an entertaining suite opening to the garden. The beech style Kitchen provides a more informal social space. In addition to the 4 first bedrooms and 2 bathrooms to the first floor there is a ground floor 5th bedroom ideal for either a dependent relative or as workspace as required.

A house worth coming home to.

VIRTUAL TOUR

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ENTRANCE

A recessed and lit entrance with Pvcu door opens to the Hall

RECEPTION HALL

Providing a warm welcome with oak laminated flooring, radiator, coving and spindle balustraded stair to the first floor.

CLOAKROOM 1.63m x 1.30m (5'4" x 4'4")

Appointed with a suite in white to include a close coupled wc, vanity wash hand basin, radiator, Pvcu double glazed window and tiling to half height and to the floor.

LOUNGE 4.92m x 3.22m (16'1" x 10'7")

A well lit forward facing room forming part of a suite of entertaining spaces with twin doors leading to the Dining room and including 2 radiators, coving, TV aerial point, Pvcu double glazed window and gas fire point.

DINING ROOM/SNUG 3.01m x 2.55m (9'11" x 8'5")

A mult use room opening to the rear gardens with Pvcu door and side screens, radiator and coving.



BREAKFAST KITCHEN 4.52m x 2.84m (14'10" x 9'4")

Ideal for informal entertaining and appointed with an extensive range of light beech style fronted units with contrasting granite style worktops to include a single stainless steel sink unit with cupboards under, a return breakfast bar with storage under, integrated dishwasher and washing machine, larder store, space for an upright fridge/freezer, an additional range of pelmetted units at eye level, inset 4 burner stainless steel gas hob with extractor over and oven under, TV aerial point, spot lights, tiled splash areas and floor, 2 Pvcu double glazed windows to the rear and side access door.

BEDROOM 5 4.63m x 2.57m (15'2" x 8'5")

A flexible space ideal for a dependent relative or family member or as use as an extra reception room, workspace or playroom with Pvcu double glazed window to the front aspect, radiator, coving and cupboard housing the gas fired central heating boiler.

LANDING

A return staircase with 1/2 Landing with Pvcu double glazed window leads to the main Landing with gallery rail, airing cupboard, radiator and laddered access to the partially boarded loft space.

BEDROOM 1 4.15m x 3.35m (13'7" x 11'0")

A delightful forward facing double room with Pvcu double glazed window, radiator, TV aerial point and a range of fitted furniture to one wall to include 2 single and 1 double wardrobes.

EN SUITE

Tiled to half height and appointed with a suite to include a close coupled wc, rectangular vanity basin, tiled and glazed shower enclosure with both rain water head and hand held attachment, chrome radiator, extractor fan and Pvcu double glazed window.

BEDROOM 2 3.54m x 2.83m (11'7" x 9'4")

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





BEDROOM 3 3.34m x 2.90m (11'0" x 9'6")

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

BEDROOM 4 2.38m x 2.90m (7'10" x 9'6")

(Currently used as a Study.) Enjoying views across the rear gardens with Pvcu double glazed window and radiator.

BATHROOM 2.05m x 1.81m (6'8" x 5'11")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, bath with mixer shower attachment and screen, tiling to half height and to the shower area, electric shaver point, radiator, Pvcu double glazed window and tiled floor.

OUTSIDE

The property is situated at the head of a cul de sac and is fronted by a block paved drive and 6 car reception area. The remainder of the front is laid to lawn with established side shrub borders and a discreetly sited timber Shed. A timber gate allows access along the side to the enclosed rear gardens which have been designed for easy living and feature a series of established shrub and herbaceous borders fringing a circular central lawn which is best viewed from either the timber deck leading from the Dining room or from the timber arbour.

NOTE

The property benefits from cavity wall insulation.

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.

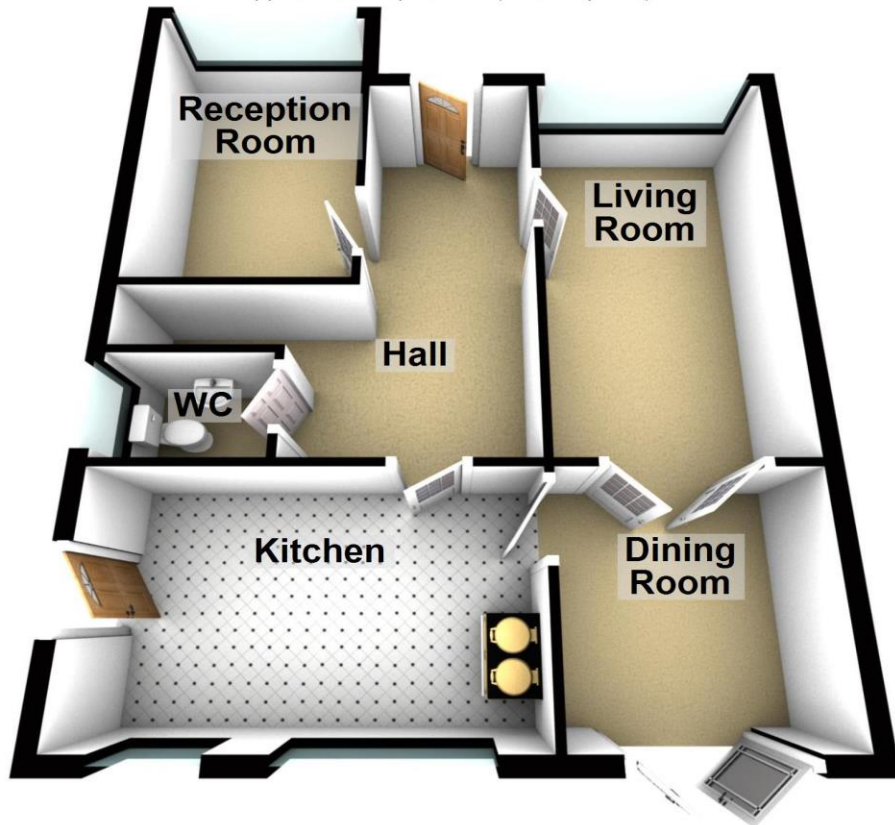
KEY FACTS FOR BUYERS

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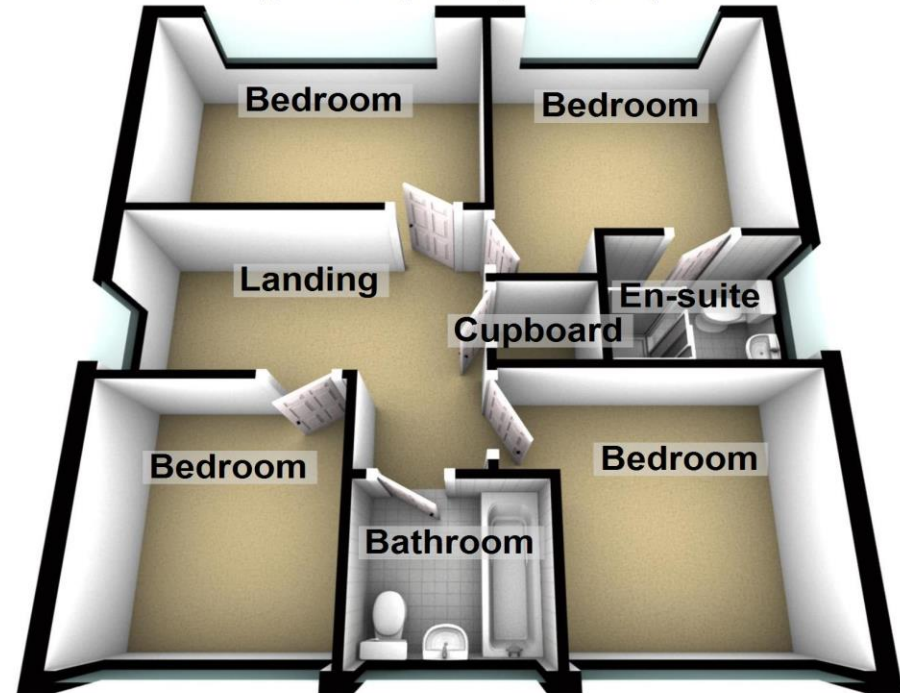
Ground Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



Total area: approx. 114.9 sq. metres (1236.8 sq. feet)

Address: 10 Bluebell Grove, BRIGG, DN20 8FB

RRN:

