



Court House Mews, Brigg



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£195,000



## Key Features

- NO UPWARD CHAIN
- ICONIC BUILDING
- 2 DOUBLE BEDROOMS
- SUPERB BATHROOM
- BARREL VAULTED UTILITY
- 1 PARKING SPACE
- EPC RATING C
- FREEHOLD





Situated in the iconic former Court House this distinctive 2 bedroom townhouse with private parking is ideal for access to the centre of the historic market town of Brigg. The home marries the traditional and the modern and includes feature light slate work to some walls, a well appointed 17' dining kitchen a barrel vaulted utility room believed to be a former cell and a superbly appointed bathroom with both slipper bath and walk-in shower.

#### VIRTUAL REALITY TOUR

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#### ENTRANCE

A 6 panel door with fanlight over opens to the Hall with feature exposed light slate work to the walls and return stair to the first floor with cupboard under.

#### LOUNGE 4.04m x 3.34m (13'4" x 11'0")

A well lit room with sash window to the side, radiator in ornamental grille, TV aerial point and telephone point.

#### DINING KITCHEN 5.28m x 2.91m (17'4" x 9'6")

Stylishly appointed with a good range of ivory effect fronted units with granite effect tops to include a stainless steel sink unit with mixer tap and cupboards under, a further 5 base units, feature cooker recess with matching surround and inset electric range with cupboards to either side, feature light slate work to 2 1/2 walls, radiator in ornamental grille, spot lighting, sash window and an additional 4 units at eye level one of which houses the gas fired central heating boiler.

#### UTILITY 3.08m x 1.99m (10'1" x 6'6")

A distinctive barrel vaulted, brick lined room with flagged floor believed to be a former Cell now appointed with a further range of ivory style units with additional larder store, plumbing for an automatic washing machine and extractor fan.

#### LANDING

Centrally placed with spindle balustrade rail, 2 windows, radiator, access to the roof space and feature light slate stone work to the walls

#### BEDROOM 4.04m x 3.34m (13'4" x 11'0")

A side facing double room with sash window, radiator and spot lights.

#### BEDROOM 5.41m x 2.93m (17'8" x 9'7")

(Maximum measurements.) A further double room with 2 sash windows and radiator.

#### BATHROOM

An indulgent luxury tiled to full height and to the floor in natural marble effect ceramic tiles and appointed with a suite in white to include a high flush wc, double ended slipper bath with telephone style mixer shower attachment, pedestal wash hand basin, walk-in tiled and glazed shower, period style radiator, extractor fan, spot lights and sash window.

#### OUTSIDE

The property is situated at the rear of the former Court House and is approached over a communal drive. Immediately to the rear there is a designated parking space together with the right of use of 1 brick built store.

#### 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 B. 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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