



Bridge Road , Brigg



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£370,000



## Key Features

- VIEWS TO THE WOLDS
- 21' LOUNGE
- 10 CAR PARKING
- STUNNING BATHROOM AND KITCHEN
- DOUBLE GARAGE AND WORKSHOP
- OIL HEATING
- EPC RATING E
- FREEHOLD







## LOCATION, LOCATION, LOCATION.

Enjoying stunning views across the Ancholme valley towards the Lincolnshire Wolds, Tristan has been mainly refurbished by the current owners for their own occupation. Standing in approx 1/3 acre the home is ideal for relaxed family life as typified by the 21' lounge with concertina doors opening to the extensive balustrade deck from which you enjoy the frequent visits of deer and owls. The refurbished kitchen and bathroom ensure the easy life continues. The home is also suited to the keen hobbyist by the large double garage and attached workshop with further store rooms whilst the 10 car reception area ensure friends and family alike are guaranteed a warm welcome.

Rural Not Remote.

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## ENTRANCE

A Pvcu door opens to the porch with exposed floor boards and wood and glazed door to the hall.

## RECEPTION HALL

A centrally placed hall allowing access to all rooms with radiator, coving, access to the roof space and oak flooring.

## LOUNGE 6.45m x 3.66m (21'2" x 12'0")

A beautifully lit dual aspect room with stunning views across open farmland to The Wolds beyond. The room includes a walk-in Pvcu double glazed bay window to the front together with Pvcu double glazed concertina doors opening to the extensive balustraded timber deck to the side. There is also a decorative fireplace with large inset cast iron stove, oak flooring, radiator and TV aerial point.



## DINING KITCHEN 4.52m x 3.6m (14'10" x 11'10")

Refurbished to high standard with an extensive range of high and low charcoal grey fronted units with timber worktops to include an inset 1 1/2 bowl sink unit, integrated dishwasher, fridge and freezer, inset AEG induction hob with modern extractor over, built in double oven with storage over and under, ceramic tiling to half height and to the floor, radiator, coving, floor standing oil fired boiler and Pvcu double glazed picture window overlooking The wolds

## SIDE ENTRANCE 4.1m x 1.66m (13'6" x 5'5")

A practical space with Pvcu door to the reception area and matching French doors to the garden. It also includes access to a further Store room, coving and dado rail.

## UTILITY 3.61m x 3m (11'10" x 9'10")

Fitted with a further range of high and low units with radiator, plumbing for an automatic washing machine and door to the Kennel and dog run.

## BEDROOM 1 3.63m x 3.48m (11'11" x 11'5")

A forward facing double room with Pvcu double glazed window, coving, radiator, exposed floor boards and fitted wardrobes to one wall.

## BEDROOM 2 3.5m x 3.07m (11'6" x 10'1")

A further double room with Pvcu double glazed window to the side aspect, radiator, coving and exposed floor boards.

## BEDROOM 3 3.33m x 3.2m (10'11" x 10'6")

A further side facing double room with Pvcu double glazed window, radiator, coving and exposed floor boards.

## BATHROOM 2.62m x 1.79m (8'7" x 5'11")

Stunningly refurbished with a modern suite in white to include a panelled bath with mixer shower attachment, full width glazed and panelled shower enclosure with rainwater head, vanity unit with inset wash hand basin and wc with concealed cistern, tiled to full height, vertical radiator, wood effect tiled floor and Pvcu double glazed window.

## OUTSIDE

The property is approached over a private road and a 5 bar gate opens to a 10 car reception area. There is a recently



installed timber GARAGE (5.83m x 4.98m) which leads to a WORKSHOP (3.83m x 3.26m) with an additional 2 Store rooms. A further carport is attached to the side.

Twin decorative gates open to the side lawn which opens to the front garden which is again primarily laid to lawn and includes a fenced and bark topped play area with climbing frames. The property is completed by the east facing, large balustraded timber deck which leads back to the lounge.

### 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.

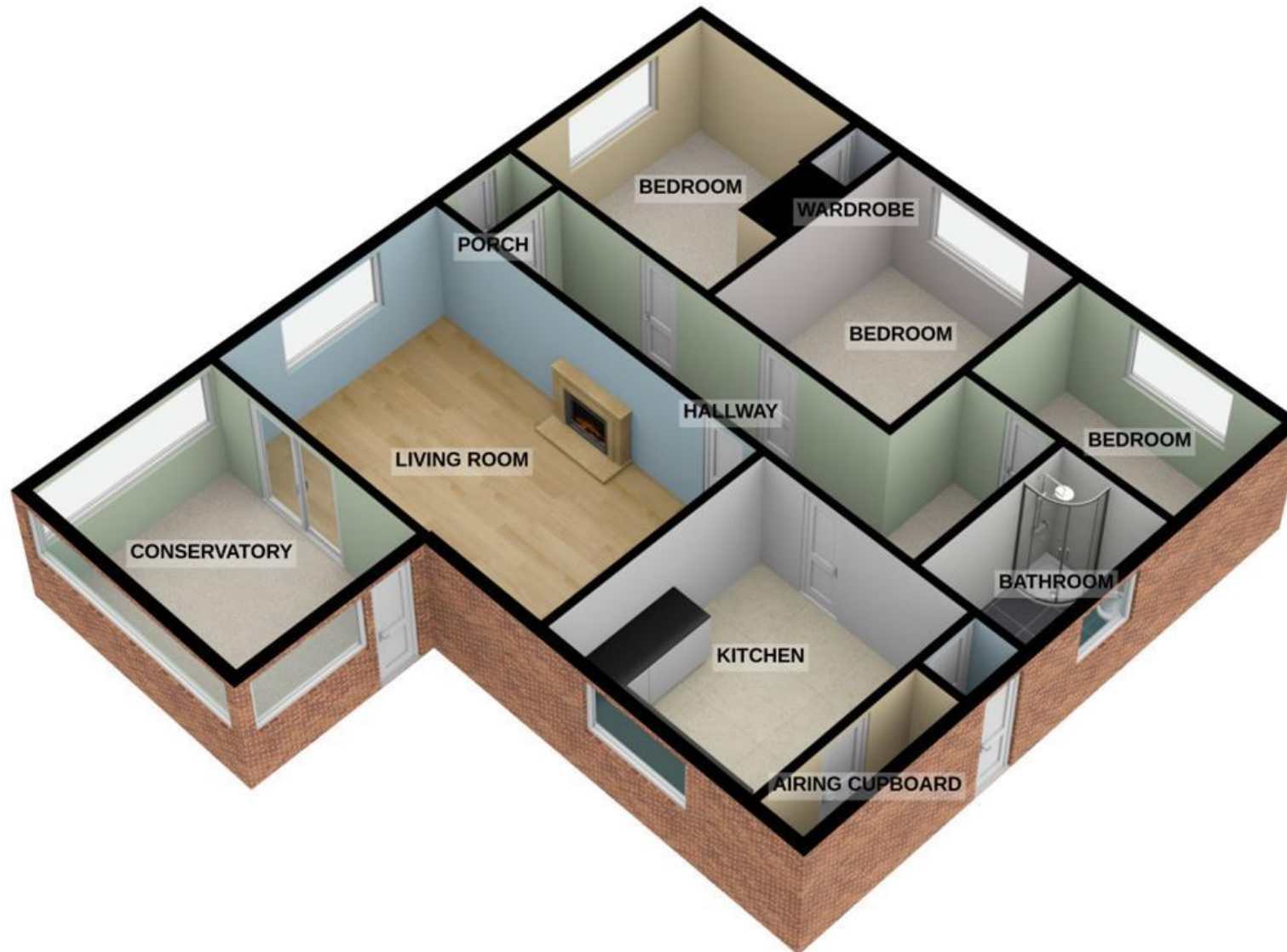
### KEY FACTS FOR BUYERS

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GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.



