



Grammar School Road, Brigg



3



1



2

£250,000



Key Features

- NO ONWARD CHAIN
- EXTENSIVE GARDENS
- 6 CAR PARKING
- UPDATING NEEDED
- EXCELLENT POTENTIAL
- COUNCIL TAX BAND C
- EPC RATING D
- FREEHOLD





We are delighted to introduce this traditional detached house to the market for the first ever time. The property has been the home of a single family since 1932 and is ideal for updating into a home that grows as your family grows. The extensive gardens, with their mature fruit trees, are ideal for the keen gardener or for children's games and the generous parking caters for both family and guests alike.

Offered with the benefit of no upward chain this is a home where your family history begins.

ENTRANCE

A Pvcu door opens to a reception lobby with stairs to the first floor.

LOUNGE 4.71m x 3.61m (15'6" x 11'10")

A generous dual aspect room with Pvcu window to the front and matching french doors to the rear gardens and including a timber fire surround with tiled open fireplace, radiator and picture rail.

SITTING ROOM 4.15m x 3.61m (13'7" x 11'10")

A multi-use forward facing room with Pvcu double glazed window to the front aspect, tiled fireplace with inset gas fire, picture rail radiator and understair cupboard.

BATHROOM 3.25m x 1.81m (10'6" x 5'11")

Appointed with a traditional suite in white to include a pedestal wash hand basin, low flush wc, panelled bath, radiator, tiled to full height on 3 walls and pvcu double glazed window.

BREAKFAST KITCHEN 3.65m x 3.31m (12'0" x 10'11")

Appointed with a range of modern light oak style fronted units with complementary work tops to include an inset stainless steel sink with 5 cupboards under, space and plumbing for an automatic washing machine, further base unit, gas cooker point, an additional 2 units at eye level, radiator, Pvcu double glazed windows to the side and rear, wall mounted gas fired central heating boiler, walk-in pantry and Pvcu door to conservatory.



CONSERVATORY 3.35m x 3.13m (11'0" x 10'4")

Comprising of full depth Pvcu panels with a sloping translucent roof and door to the side aspect.

LANDING

With access to the roof space and Pvcu double glazed window.

BEDROOM 1 4.18m x 3.63m (13'8" x 11'11")

A full depth dual aspect room with Pvcu double glazed windows to the front and rear aspects and radiator.

BEDROOM 2 3.61m x 2.27m (11'10" x 7'5")

A forward facing room with Pvcu double glazed window, radiator and walk-in store with Pvcu double glazed window.

BEDROOM 3 2.66m x 1.81m (8'8" x 5'11")

A rear facing room with Pvcu double glazed window and radiator.

OUTSIDE

The property is fronted by a low, coped brick wall beyond which there is a neat lawn with side borders and an inset rhododendron. A 6 car concrete side drive leads to the rear reception area with detached panel garage (6.59m x 3.1m internally) with twin doors and electric light and power. Immediately to the rear there is a further lawn with mature flowering shrubs and conifers which screen the main garden which again is laid to lawn with inset mature fruit trees. The side and rear boundaries are screened by laurel and conifer hedging. There are 2 useful timber sheds together with a garden toilet.

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 C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



FLOOR PLANS

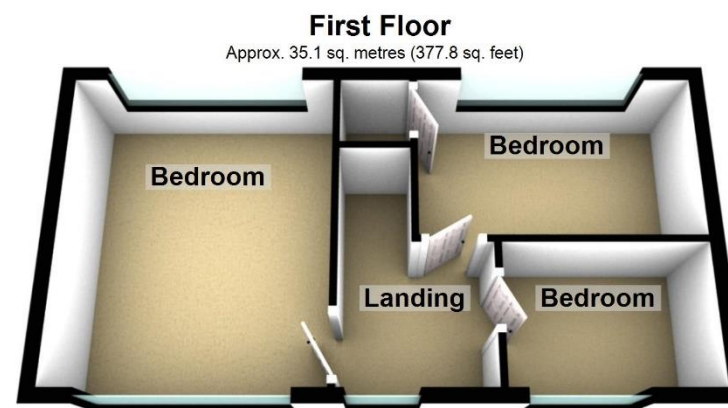
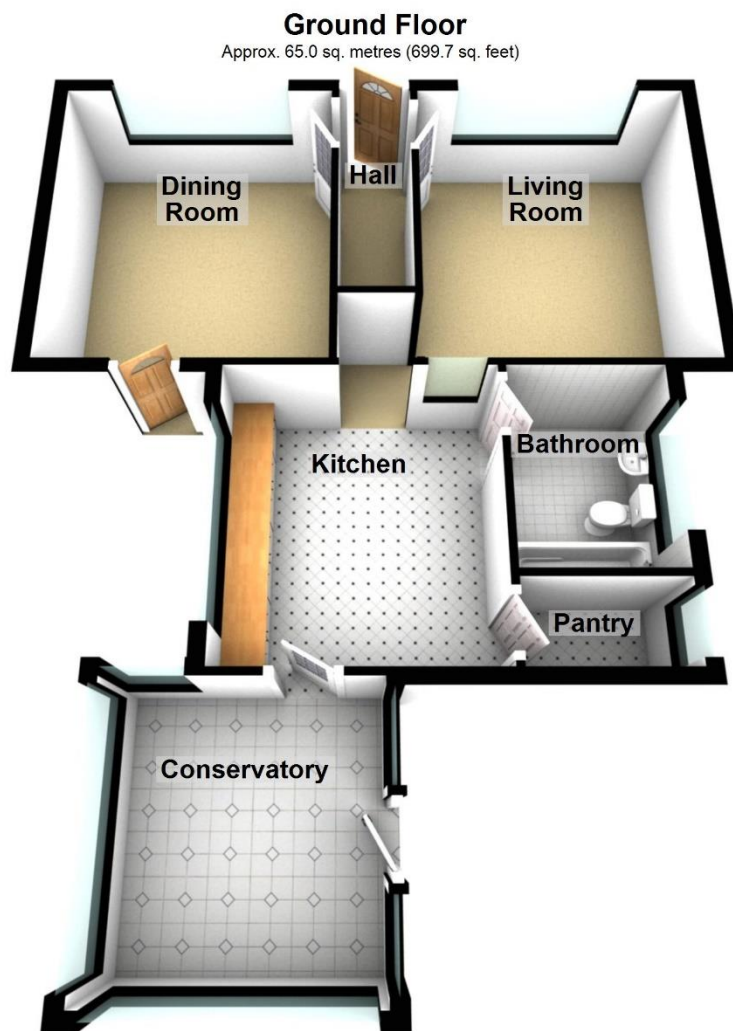
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

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.







Total area: approx. 100.1 sq. metres (1077.5 sq. feet)

