



Burgess Road, Brigg



3



1



2

£275,000



Key Features

- ESTABLISHED LOCATION
- MODERN KITCHEN
- DUAL ASPECT LOUNGE
- LONG REAR GARDEN
- 4 CAR RECEPTION PARKING
- COUNCIL TAX BAND C
- EPC RATING D
- FREEHOLD





Situated in a well respected residential area this well proportioned detached bungalow offers generous 3 bedroom accommodation with extensive, south facing private rear gardens. The home includes a dual aspect lounge which links to a separate dining room which in turn opens to the garden which creates an excellent relaxed social space. The refurbished kitchen has ample storage and worktops - ideal for the keen chef - and the bedrooms are served by a family bathroom. Those inevitable guests are well catered for by the 4 car reception parking and a garage with useful store/workshop completes the home.

ENTRANCE

A side Pvcu door opens to the entrance porch with dado rail, fitted store cupboards, window and multi-pane door which opens to the hall

Hall

Centrally situated and L. shaped in plan with radiator, dado rail, coving, access to the roof space and fitted cloaks cupboard.

LOUNGE 4.69m x 3.64m (15'5" x 11'11")

A well lit, twin aspect family room focused on the painted timber fire surround with tiled back and hearth. The room also includes coving, radiator, dado rail and door to the dining room.

DINING ROOM 3.64m x 3.11m (11'11" x 10'2")

A multi-use room ideal as either a celebratory dining room or family games room with sliding patio doors to the rear terrace, radiator, coving, dado rail and window overlooking the long rear gardens.

KITCHEN 3.97m x 2.83m (13'0" x 9'4")

A cooks delight stylishly appointed with a range of modern high and low white fronted units with light marbled work tops and matching, panelled splash backs and including an inset ceramic sink, built in dishwasher, plumbing for an automatic washing machine, fridge/freezer, return breakfast bar, a further 6 units at eye level, fitted electric hob with chimney style extractor

over, double oven with storage over and under, coving, spot lighting, window to the side aspect, radiator and side door.

BEDROOM 1 3.92m x 3.64m (12'11" x 11'11")

A generous forward facing double room with bow window, radiator, coving and a range of fitted furniture forming a bedhead recess together with further wardrobes and drawer unit.

BEDROOM 2 3.63m x 3.26m (11'11" x 10'8")

A further forward facing double room with bow window, radiator and coving.

BEDROOM 3 3.63m x 2.41m (11'11" x 7'11")

Enjoying views down the rear garden with radiator and coving.

BATHROOM 2.44m x 2.13m (8'0" x 7'0")

A fully tiled room with suite to include a close coupled wc, vanity basin with cupboard under, panelled bath with mains fed shower over, radiator, built in airing cupboard and tiled floor.

OUTSIDE

The property is fronted by a low, coped wall beyond which there is a raised, gravel topped shrub and flower border. In addition to the block paved reception area there is a 3 car side drive which leads to the detached brick garage with attached workshop. A flagged terrace connects the home with the long rear garden which is primarily laid to lawn with side borders and there is a further seating area with decorative, low block wall at the furthest point. A green house and timber shed completes the home.

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.





