



Preston Drive, Brigg



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£270,000



## Key Features

- NO UPWARD CHAIN
- DELIGHTFULLY REFURBISHED
- OPEN PLAN LIVING AREA
- STYLISH FAMILY BATHROOM
- ENCLOSED GARDENS
- EXTENSIVE PARKING
- EPC RATING D
- FREEHOLD





Stylishly refurbished throughout in 2022 Threeways provides the versatility demanded by contemporary living with both vehicle parking and access to the town centre amenities. The flexible accommodation includes a delightful dual aspect open plan living area with modern kitchen space and concertina doors to the enclosed lawns to the front - an excellent secure social space. The 4 bedrooms allow for a variety of uses including dressing rooms or study space if required and there is the option to include an en suite shower to supplement the fully tiled family bathroom which includes both a bath and separate shower enclosure. The attached garage is also accessed from the hall which allows for it to become even more accommodation if required and the side reception area allows for the parking of multiple vehicles.

#### ENTRANCE

A composite door and side screen opens to the L shaped hall with radiator, sunlight tunnel. access to the roof space and door to the garage.

#### OPEN PLAN LIVING AREA

A stunning L shaped, dual aspect contemporary social space comprising of:

#### DINING AREA 4m x 3.06m (13'1" x 10'0")

A forward facing space with large double glazed window, laminated flooring, radiator and opening through to the living area.

#### LIVING KITCHEN AREA 7.35m x 3.64m (24'1" x 11'11")

A beautifully lit dual aspect room linking to the side garden via double glazed concertina doors and featuring a modern kitchen area with an extensive range of modern grey fronted high and low units with marbled tops with inset sink, integrated refrigerator and freezer, built in oven, separate island unit with cupboards and drawers under together with an inset electric hob and ceiling extractor fan.

#### UTILITY 3m x 1.66m (9'10" x 5'5")

A practical room appointed with a range of matching high and low units, space and plumbing for an automatic washing machine, cupboard housing the gas fired combination boiler, laminated flooring, side access door and a bank of fitted larder stores to one wall.

#### BEDROOM 1 3.1m x 2.91m (10'2" x 9'6")

A forward facing double room with double glazed window and radiator.

#### BEDROOM 2 3.32m x 2.88m (10'11" x 9'5")

A further forward facing double room with radiator and double glazed window.

#### BEDROOM 3 4.55m x 2.55m (14'11" x 8'5")

A generous rear facing double room with radiator and built in deep store cupboard suited to conversion to an en suite if required.

#### BEDROOM 4 2.56m x 2.42m (8'5" x 7'11")

The final, rear facing room with radiator and double glazed window. ( Currently used as a dressing room but would also serve as an ample office.)

#### BATHROOM 2.74m x 2.55m (9'0" x 8'5")

A fully tiled room stylishly appointed with a suite in white to include a corner bath with mixer shower, glazed and tiled shower enclosure with rainwater head and hand held attachment, rectangular vanity basin, close coupled wc, vertical radiator, fitted full depth cupboards to one wall with sliding mirror doors and double glazed window.

#### NOTE

The property was refurbished throughout in 2022 and the works included: new ceilings, rewiring, plastering together with a new kitchen and appliances.

#### OUTSIDE

The property occupies a prominent corner position and is screen to the front by mature shrubs and a long buffer garden. The main gardens face Grammar School Road and provide a generous, secure lawned garden area leading from the living





area to provide an excellent informal social space which is well screened by timber panel fencing. There is a broad concrete side reception drive allowing multiple car parking or storage for a mobile home. the home is completed by an attached GARAGE (5.09, x 2.97m.) with roller door and electric power.

### 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 Falllowell 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.









| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 61      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |