



## 3 BRIGG FIELD VILLAS BRIGG ROAD WRAWBY, DN20 8RG

**£145,000**  
**FREEHOLD**

A fantastic opportunity to acquire a two-bedroom mid-terrace home in the sought-after village of Wrawby, enjoying open field views to the front and offered for sale with no onward chain. Having been stripped back, the property is ready for renovation, allowing buyers to create their ideal home, with the added benefit of full planning permission already granted for a rear extension to form a stunning open-plan kitchen family space. With generous room sizes, a large garden, and huge scope for improvement, this is an exciting project with endless potential.



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# 3 BRIGG FIELD VILLAS BRIGG

## DESCRIPTION

RENOVATION OPPORTUNITY WITH OPEN FIELD VIEWS TO THE FRONT – FULL PLANNING PERMISSION FOR REAR EXTENSION – NO ONWARD CHAIN

Step inside this characterful two-bedroom mid-terrace home, perfectly positioned in the desirable village of Wrawby, enjoying open field views to the front. Offering fantastic potential, the property has already been stripped back, providing a blank canvas ready for renovation and transformation into a stunning family home. With full planning permission granted for a rear extension to create an open-plan kitchen family room, the groundwork is set for something truly special.

Entering through the front entrance hallway, stairs rise to the first floor, with a door leading through to the rear reception room, currently used as the dining room. From here, a further door opens into the front-facing lounge, featuring a bay window that frames the attractive open views across the fields.

To the rear of the dining room, access leads into the kitchen, fitted with modern wall and base units, complementary worktops, and benefitting from an understairs pantry. There is a side exit door, along with access through to a useful utility room. Beyond this, a rear lobby provides an additional side exit and access to a separate, handy ground floor WC.

Upstairs, the property offers two generous double bedrooms. One bedroom benefits from a dressing area, which could easily be reconfigured to create a larger bedroom space if desired. The accommodation is completed by a spacious and modern shower room, fitted with a walk-in shower, low-level WC, pedestal wash hand basin, heated towel radiator, and dual aspect windows allowing for plenty of natural light.

Externally, the property continues to impress. To the front, a low-maintenance garden with gravel and established planting is enclosed by a dwarf wall, with a pathway leading under a flying freehold through to the rear. The rear garden begins with a courtyard area and extends into a substantial garden plot, offering an abundance of space. With two decking areas, a metal shed, and endless potential, this outdoor space is a true gardener's dream - ideal for creating a landscaped haven, adding a summer house, home office, or even keeping chickens.

Offered for sale with no onward chain, this is a rare opportunity to acquire a property with huge potential in a sought-after location - perfect for buyers looking to create their dream home.

### Entrance Hallway

Step inside through the front entrance hallway where stairs rise to the first floor, with access through to the main living accommodation.

### Dining Room

Positioned to the rear, the dining room offers a generous reception space and serves as the central hub of the home, with doors leading through to the lounge and kitchen.

### Lounge

Located to the front of the property, the lounge features a bay window enjoying open field views, creating a bright and inviting living space.

### Kitchen

Fitted with a range of modern wall and base units with complementary worktops, the kitchen also benefits from an understairs pantry and a side access door leading outside.

### Utility Room

Accessed from the kitchen, the utility room provides



additional storage and workspace, leading through to the rear lobby.

### **Rear Lobby**

A useful transitional space with a further side exit door, providing convenient access to the garden.

### **Ground Floor WC**

Separate and practical, the ground floor WC is accessed from the rear lobby.

### **First Floor Landing**

Providing access to both bedrooms and the shower room.

### **Bedroom One**

A spacious double bedroom positioned to the front of the property, enjoying open views.

### **Bedroom Two**

A further generous double bedroom overlooking the rear.

### **Shower Room**

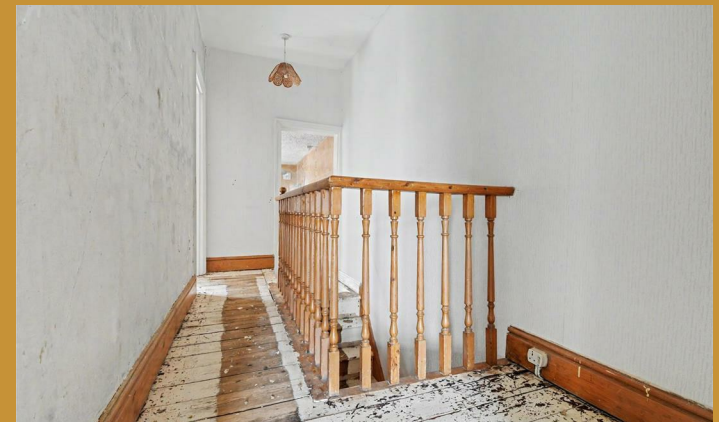
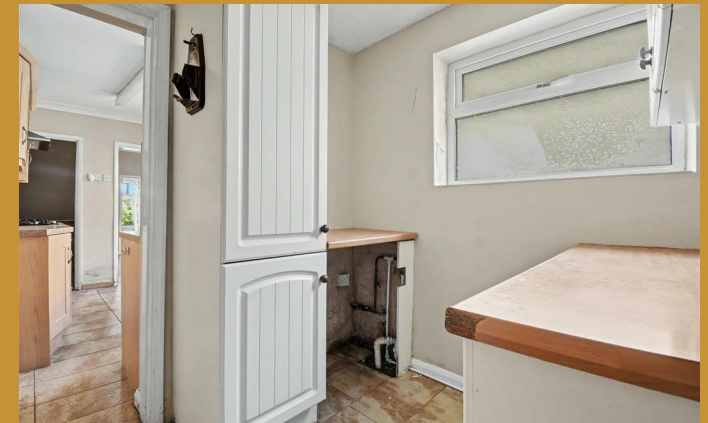
A large and modern shower room fitted with a walk-in shower, low-level WC, pedestal wash hand basin, heated towel radiator, and dual aspect windows allowing for plenty of natural light.

### **Outside**

To the front, a low-maintenance garden with gravel and established planting sits behind a dwarf wall, with a pathway leading under a flying freehold through to the rear.

To the rear, the property opens into a courtyard area which then leads onto a substantial garden plot. With two decking areas, a metal shed, and an abundance of space, this garden offers fantastic potential - perfect for landscaping, outdoor entertaining, or adding features such as a summer house, home office, or even keeping chickens.

## **3 BRIGG FIELD VILLAS**





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### ADDITIONAL INFORMATION

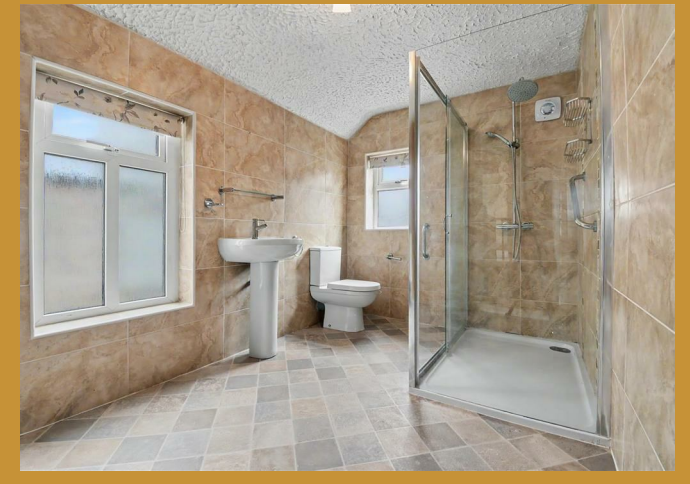
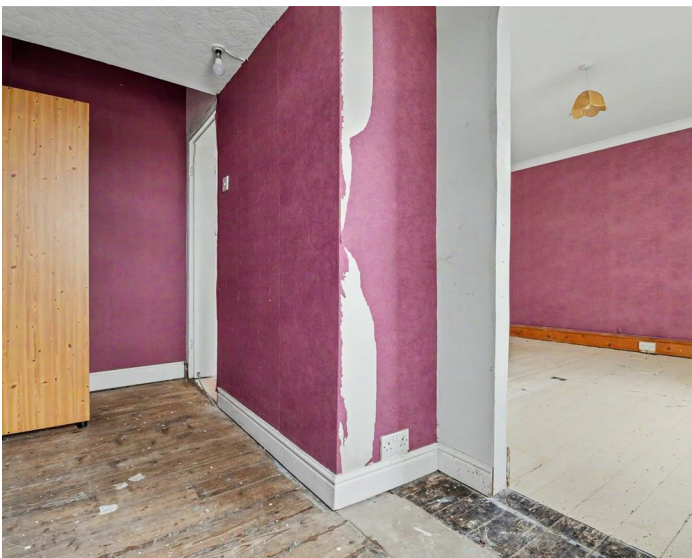
Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 10655.00 sq ft

Tenure – Freehold





**Ground Floor** **First Floor**  
**Brigg Field Villas**

Approximate Gross Internal Floor Area : 99.0 sq m / 1065.62 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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