



Kennedy Close, Brigg



3



1



1

£315,000



## Key Features

- SOUGHT AFTER LOCATION
- CARPORT AND GARAGE
- DOUBLE BEDROOMS
- GENEROUS LOUNGE
- DINING KITCHEN
- GARDENS FRONT AND REAR
- EPC Rating E
- FREEHOLD





Enjoying an established cul de sac position this distinctive detached Bungalow offers generous 3 bedroom accommodation with off road parking and Garage. Arranged around a central Hall the home includes a forward facing Lounge, Bathroom and a Kitchen overlooking the rear gardens. In addition to the reception drive there is a Carport and the Garage includes an attached Store. Some updating required.

#### ENTRANCE

A Pvcu door and side screen opens to the Reception Hall with telephone point, radiator and two fitted store cupboards.

#### LOUNGE 3.95m x 4.45m (13'0" x 14'7")

A generous forward facing room with Pvcu double glazed window, radiator, coving, TV aerial point, serving hatch and carved timber fire surround with tiled back and gas fire.

#### KITCHEN 3.6m x 3.96m (11'10" x 13'0")

Appointed with a range of timber fronted units with light worktops to include a single stainless steel sink unit with four cupboards under, space and plumbing for an automatic washing machine, larder store, four further base units, refrigerator space, six units at eye level, radiator, coving, space for a gas cooker, TV aerial point and Pvcu double glazed window to the rear aspect.

#### CONSERVATORY 3.28m x 1.78m (10'10" x 5'10")

Comprising of timber framed sealed unit panels over brick plinths with sloping translucent roof and door to the rear garden.

#### BEDROOM 1 2.88m x 3.62m (9'5" x 11'11")

A forward facing double room with Pvcu double glazed window, coving, radiator and TV aerial point.

#### BEDROOM 2 3.63m x 3.07m (11'11" x 10'1")

A further double room with Pvcu double glazed window to the side aspect, radiator, coving. Maximum measurements apply.

#### BEDROOM 3 3.98m x 2.74m (13'1" x 9'0")

The final double bedroom with Pvcu double glazed window to the rear aspect and radiator.

#### BATHROOM 1.66m x 2.69m (5'5" x 8'10")

Appointed with the suite to include vanity, wash hand basin, close coupled WC, panelled bath with electric shower over, tiled to splash and shower areas, coving, Pvcu double glazed window, radiator and airing cupboard.

#### OUTSIDE

The property is fronted by a low coped wall beyond which there is a neat gravel and lawn garden. A two-car concrete driveway leads to Carport beyond which there is a single Garage with attached Store and Garden Toilet. The remainder of the garden is primarily laid to lawn with attractive shrub and herbaceous borders, and there is a large tarmac area with Timber framed Greenhouse.

#### 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.

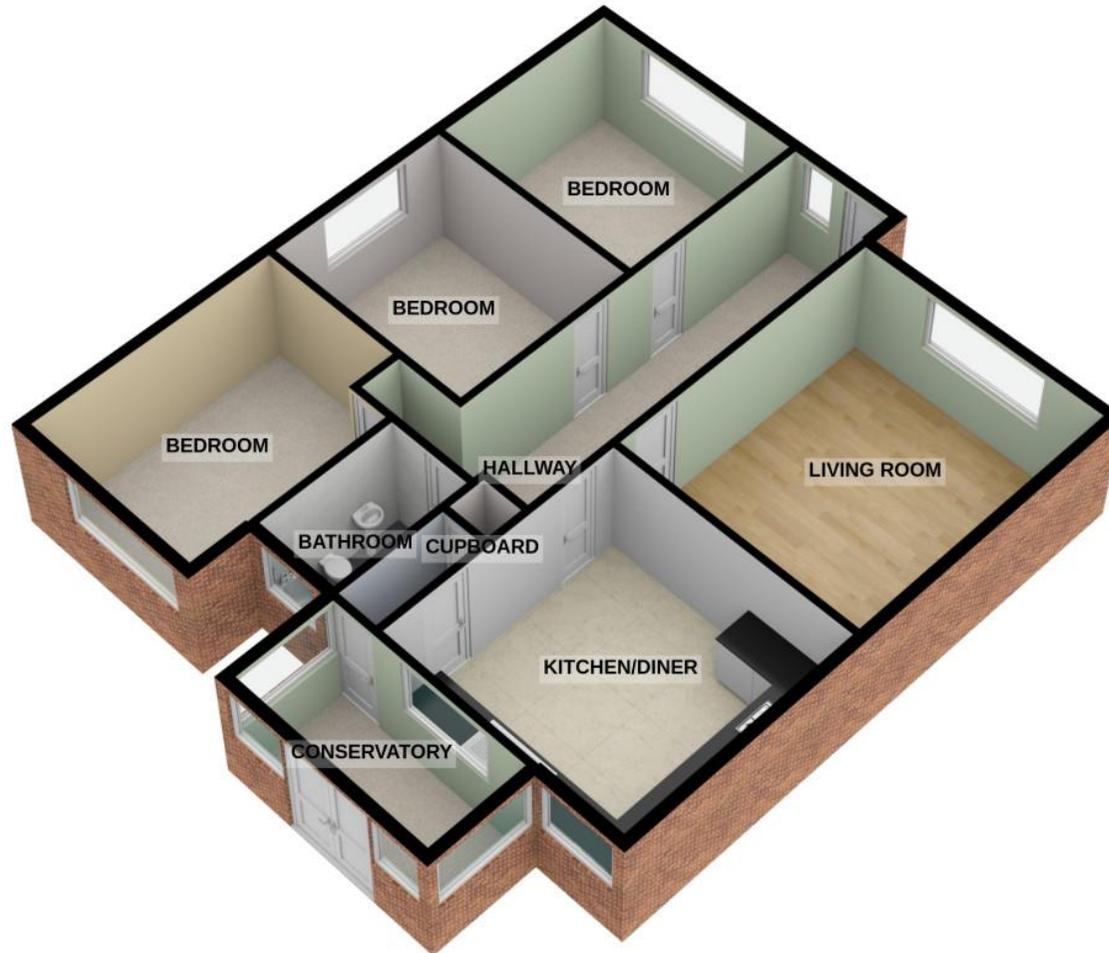
#### ANTI MONEY LAUNDERING AND REFERRALS

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.





GROUND FLOOR  
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

