



18 Greyfriars Road, Brigg, DN20 0JH

£285,000

A four bedroom detached property located in the ever popular town of Broughton and offered with no onward chain.

The property is spread out over three floors and consists of an entrance hall, lounge with a lovely Inglenook fireplace, kitchen diner with a separate utility room and downstairs W.C. To the first floor there are three great size bedrooms, the master benefitting from a modern en-suite, two bedrooms and family bathroom. To the top floor a fourth double bedroom and en-suite bathroom. Outside there's an enclosed patio garden to the rear, private driveway leading to an integral garage.

To book a viewing or for any more information, please let us know.

Entrance hall

Lounge 14'2" x 12'3" (4.34 x 3.74)



Kitchen diner 18'5" x 8'7" (5.62 x 2.64)



Utility room

Downstairs W.C.

First floor landing

Bedroom one 12'4" max x 11'7" (3.78 max x 3.54)



En-suite

Bedroom two 10'8" x 10'5" (3.26 x 3.18)



Bedroom three 10'9" x 8'9" (3.29 x 2.67)



Family bathroom



Second floor landing

Bedroom four 27'8" max x 12'11" (8.45 max x 3.95)



En-suite



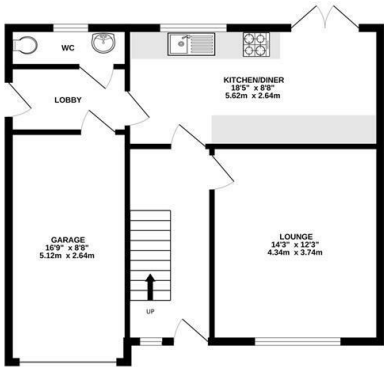
Garage 16'9" x 8'7" (5.12 x 2.64)

Outside

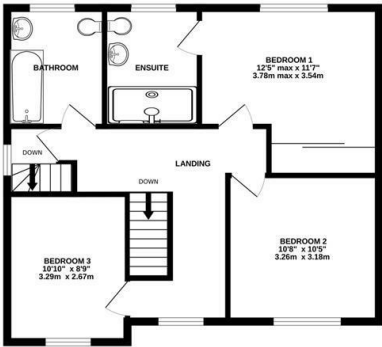


Floor Plan

GROUND FLOOR
633 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

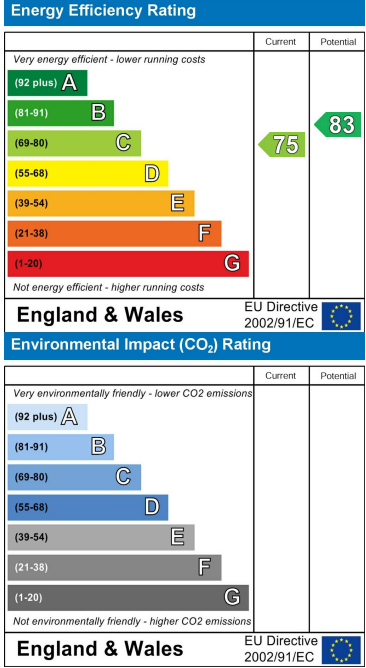
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.