



**55 High Street  
Brigg, DN20 0HY  
£225,000**

*Bella*  
properties

**An exciting opportunity has arisen to purchase this four bedroom property located in the always popular town of Broughton. Absolutely ideal for a family, this home has lots of living space boasting four good size bedrooms, two reception rooms and three bathrooms. Ready to make your own, this property comes with plenty of charm and character!**

**Internally, this property comprises the hallway, living room, dining room, kitchen and shower room downstairs. Upstairs, the landing serves the four bedrooms, the master benefitting from an en-suite, and the family bathroom. Externally, there are lawned gardens to both the front and rear, a detached garage and ample off road parking.**

**Brought to the market for sale by Bella Properties, viewings are highly recommended to fully appreciate this property and are available now!**



**Hallway** 11'5" x 12'4" (3.5 x 3.77)

Central heating radiator with window to the front, double doors lead to the rear and stairs lead to the first floor accommodation.

**Living Room** 15'7" x 17'5" (4.77 x 5.33)

Fireplace set on brick surround and windows face to the front and rear of the property. External door leads to the rear garden.

**Dining Room** 15'7" x 13'6" (4.77 x 4.13)

Entrance to the property is via the front door and into the dining room. Tiled flooring with central heating radiator, gas fireplace set on marble and wood surround and window faces to the front of the property. External door leads to the rear garden.

**Kitchen** 15'7" x 9'5" (4.77 x 2.88)

Tiled flooring with central heating radiator, windows face to the front, rear and side of the property with external door. A variety of base height and wall mounted units with wood countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

**Shower Room** 6'11" x 5'11" (2.12 x 1.81)

Tiled flooring with part tiled walls, central heating radiator and window faces to the rear of the property. A three piece suite consisting of shower cubicle, sink and toilet.

**Landing** 24'4" x 5'2" (7.42 x 1.6)

Dual windows face to the front of the property and internal doors lead to all four bedrooms and bathroom.

**Bedroom One** 18'0" x 15'7" (5.49 x 4.77)

Central heating radiator with dual windows facing to the front of the property and further window facing to the rear. Internal door leads to the en-suite.

**En-Suite** 10'0" x 4'10" (3.06 x 1.49)

Tiled flooring with tiled walls and central heating radiator. A three piece suite consisting of bathtub, sink and toilet.

**Bedroom Two** 11'9" x 13'5" (3.59 x 4.1)

Central heating radiator with window facing to the rear of the property.

**Bedroom Three** 11'9" x 13'8" (3.59 x 4.18)

Central heating radiator and dual aspect windows face to the rear of the property.

**Bedroom Four** 13'6" x 10'9" (4.13 x 3.28)

Central heating radiator with window facing to the rear of the property.

**Bathroom** 7'11" x 6'6" (2.42 x 1.99)

Tiled flooring with tiled walls, heated towel rail and windows face to the front and side of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

To the front of the property is a lawned garden with a driveway down the side of the property to the detached garage and rear garden. The rear garden is of good size and mainly laid to lawn with decking area.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Total area: approx. 163.7 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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