



42 Albert Street, Brigg

£220,000 Freehold

A FINE TRADITIONAL BAY-FRONTED TOWN HOUSE · HIGHLY SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE TO THE TOWN CENTRE · 2 RECEPTION ROOMS · STYLISH FITTED KITCHEN & UTILITY ROOM · 3 BEDROOMS · IMPRESSIVE FAMILY BATHROOM · PRIVATE SOUTH FACING GARDEN · NOT TO BE MISSED · COUNCIL TAX BAND; A. EPC RATING; D.

Traditional bay-fronted 3-bed mid-terrace in prime Brigg location. Spacious rooms, modern kitchen, private south-facing garden, uPVC windows, gas heating. Short walk to local facilities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Double Glazing

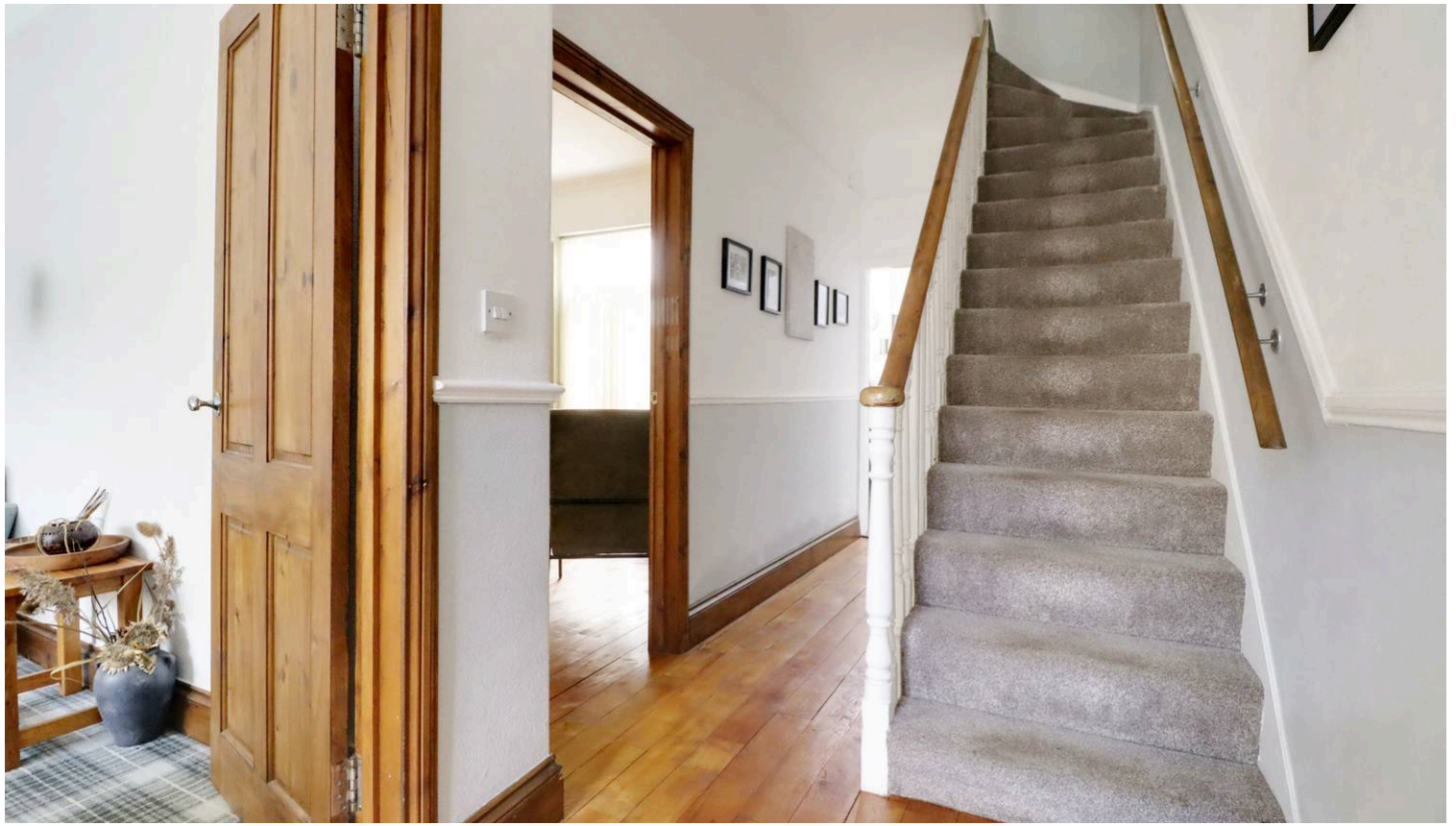
Full uPVC double glazed windows and doors.

Central Heating

Modern gas fired central heating system to radiators.

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Entrance Hall

5' 1" x 25' 3" (1.54m x 7.70m)

With a front panelled and double glazed entrance door with patterned glazing and top light, attractive exposed floorboards, staircase leads to the first floor accommodation with open spell balustrading, matching newel post and contrasting handrail, under the stairs storage cupboard and picture railing, dado railing, wall to ceiling coving and ceiling rose.

Front Living Room

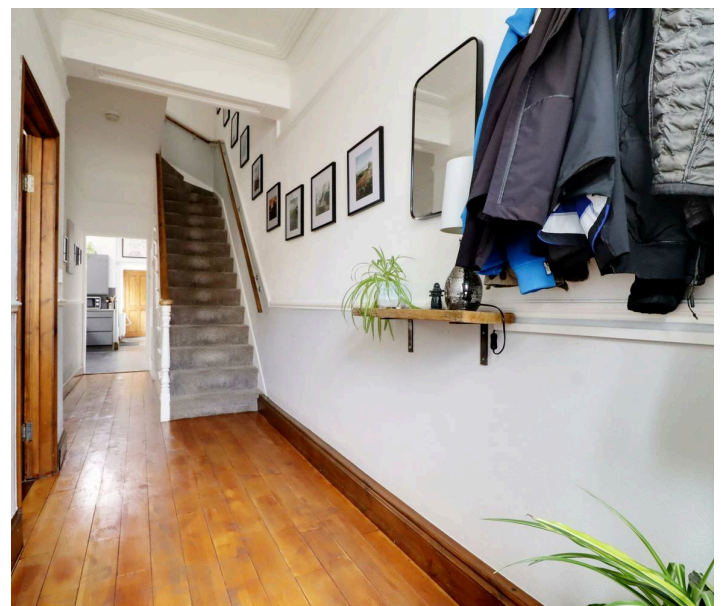
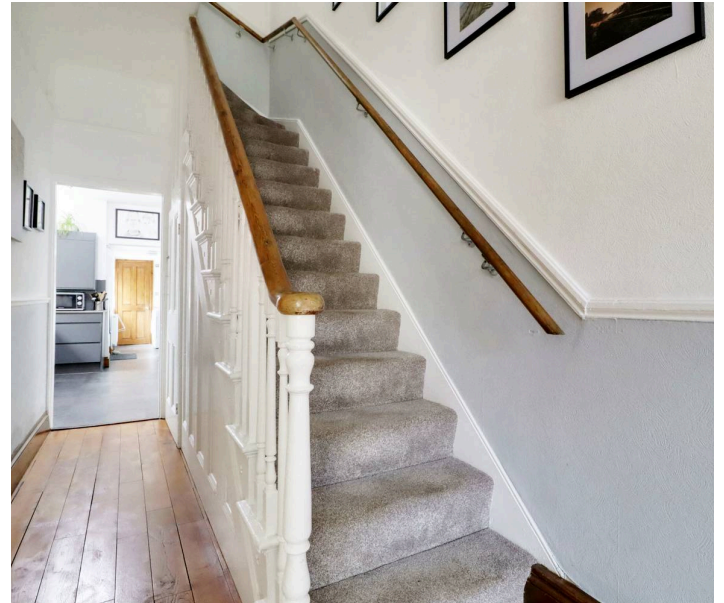
13' 1" x 12' 10" (4.00m x 3.92m)

Plus a projecting front uPVC double glazed bay window, handsome cast iron fireplace with inset tiling, projecting tiled hearth, wooden surround and projecting mantel, picture railing, wall to ceiling coving and ceiling rose.

Rear Sitting/Dining Room

12' 4" x 12' 0" (3.76m x 3.67m)

Rear uPVC double glazed French doors leads to the garden with top light, attractive exposed floorboards, picture railing, wall to ceiling coving, inset ceiling spotlights, handsome live flame gas fire with granite hearth, matching backing with wooden surround and projecting mantel.





Stylish Fitted Kitchen

9' 9" x 11' 3" (2.97m x 3.43m)

Side uPVC double glazed window. The kitchen enjoys an extensive range of modern handleless furniture with complementary patterned worktop with tiled splash back that incorporates a single sink unit with drainer to the side and block mixer tap, space for a Range cooker, concealed gas fired central heating boiler, slate effect flooring and open access through to;

Rear Entrance/Utility Room

4' 10" x 11' 2" (1.47m x 3.40m)

Side uPVC double glazed entrance door with patterned glazing and matching side window, furniture to match the kitchen with patterned worktop and tiled splash back, space and plumbing for an automatic washing machine and dryer, continuation of slate tiled flooring and doors through to;

Cloakroom

Low flush WC in white and tiled walls.

First Floor Landing

5' 10" x 15' 8" (1.78m x 4.77m)

Continuation of open spell balustrading and contrasting handrail, wall to ceiling coving, picture railing, loft access and doors to;

Master Bedroom 1

12' 4" x 12' 11" (3.77m x 3.94m)

Front uPVC double glazed window and wall to ceiling coving.





Rear Double Bedroom 2

12' 4" x 12' 0" (3.76m x 3.65m)

Rear uPVC double glazed window and wall to ceiling coving.

Front Bedroom 3

5' 10" x 9' 2" (1.78m x 2.80m)

Front uPVC double glazed window and wall to ceiling coving.

Attractive Family Bathroom

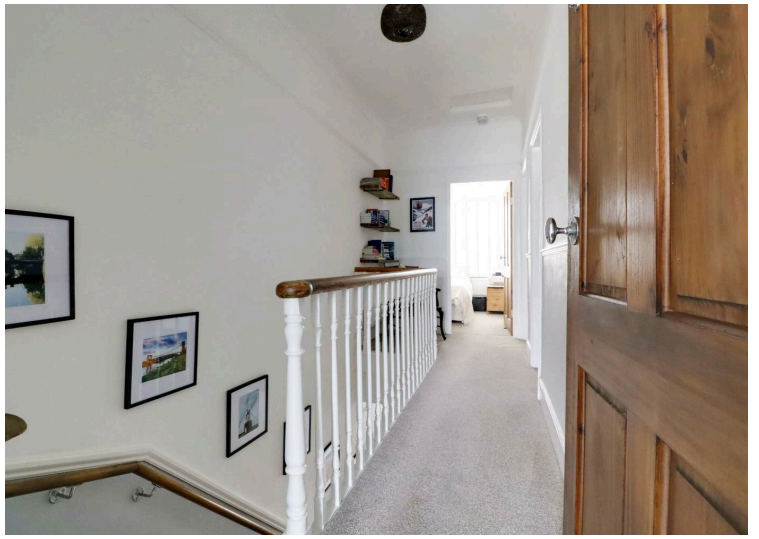
9' 11" x 11' 3" (3.03m x 3.44m)

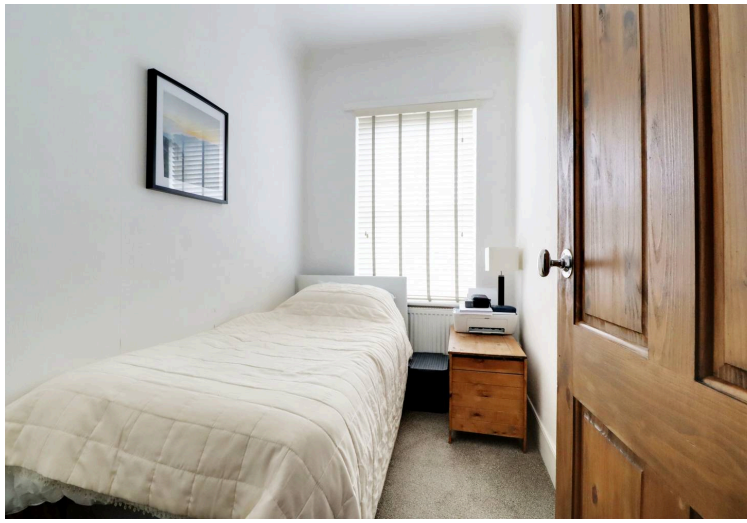
Rear uPVC double glazed window with patterned glazing, modern 4 piece suite in white comprising a low flush WC, pedestal wash hand basin, double ended panelled bath with walk-in shower cubicle with glazed screen and mains shower, modern radiator, herringbone style cushioned flooring, built-in airing cupboard with fitting shelving and wall to ceiling coving.

Grounds

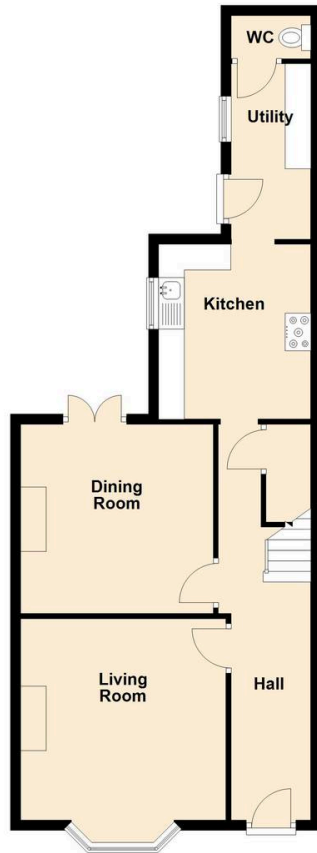
To the front the property has a low maintenance slate garden with traditional box hedging and a ramped concrete laid pathway leads to the front entrance door. The rear garden is fully enclosed enjoying a southerly aspect being extremely private and of a courtyard style having a block paved and flagged laid seating area and manageable raised borders.







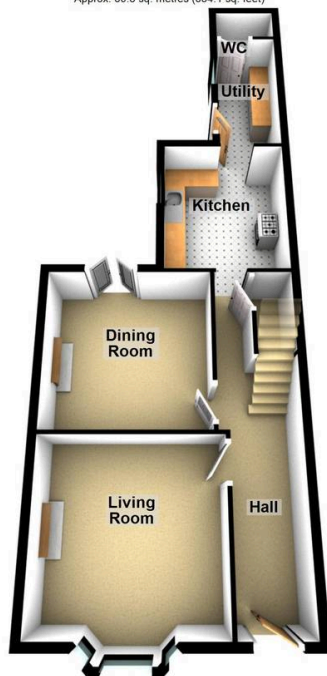
Ground Floor
Approx. 60.8 sq. metres (654.1 sq. feet)



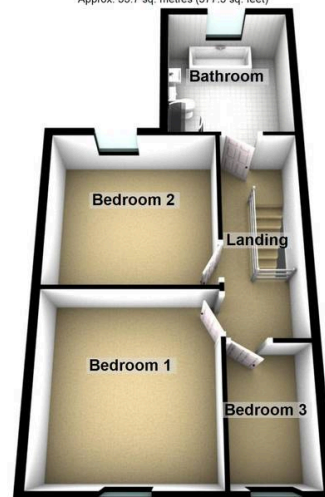
First Floor
Approx. 53.7 sq. metres (577.5 sq. feet)



Ground Floor
Approx. 60.8 sq. metres (654.1 sq. feet)



First Floor
Approx. 53.7 sq. metres (577.5 sq. feet)



Total area: approx. 114.4 sq. metres (1231.6 sq. feet)

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