



36 GLANFORD ROAD

BRIGG, DN20 8DJ

£275,000
FREEHOLD

Situated within Brigg's highly sought-after Golden Triangle, this extended four-bedroom semi-detached home offers spacious and versatile accommodation including a lounge diner, sunroom, dual-aspect kitchen, ground floor WC and an extended fourth bedroom with adjoining shower room offering excellent ensuite potential. Full of potential and offered for sale with no onward chain, this is a fantastic opportunity to create a wonderful family home in one of Brigg's most desirable locations.



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DESCRIPTION

FOUR BEDROOM SEMI-DETACHED FAMILY HOME |
BRIGG'S HIGHLY SOUGHT-AFTER GOLDEN TRIANGLE
| EXTENDED ACCOMMODATION | NO ONWARD CHAIN

Situated in a prime position within Brigg's highly sought-after Golden Triangle, this spacious and extended four-bedroom semi-detached home offers an exciting opportunity for a buyer to create their dream family home. Offered for sale with no onward chain, properties in this location rarely come to the market.

Step inside the welcoming entrance porch and into the entrance hallway, where you will find stairs leading to the first floor accommodation and doors providing access to the lounge and kitchen.

The dual-aspect kitchen enjoys windows to both the side and rear, allowing plenty of natural light, and is fitted with a range of traditional wooden wall and base units complemented by integrated oven and hob, a fitted breakfast table and space for further appliances. A side entrance door provides convenient access to the garden, while an internal door leads through to a handy ground floor WC.

The spacious lounge diner offers a fantastic family living space. The lounge area features a large front-facing window flooding the room with natural light along with a feature fireplace, while an open archway leads through to the dining area where there is ample space for a family dining table and chairs. Double glazed doors then open into the rear sunroom, which enjoys windows to the side and rear along with a door leading directly into the garden, creating a wonderful additional reception space to relax and entertain.

Upstairs, the original accommodation comprises two generous double bedrooms, both benefiting from fitted

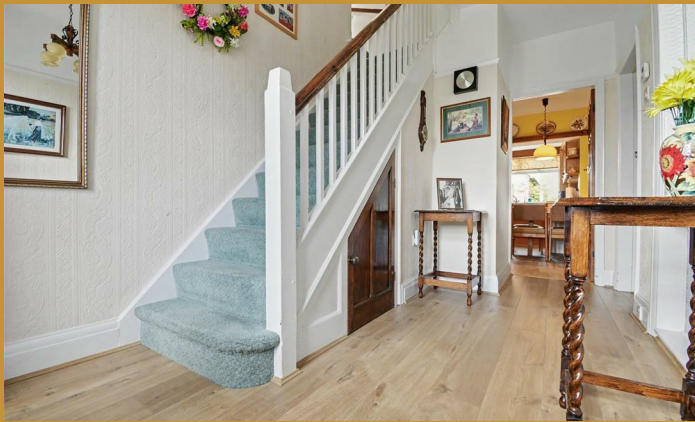
wardrobes, together with a good-sized single bedroom which would also make an ideal home office or nursery. The family bathroom is fitted with a bath, separate shower cubicle, pedestal wash hand basin and low-level WC.

The extended section of the property provides a further spacious double bedroom alongside a separate shower room, offering excellent potential to be easily adapted into a superb principal bedroom suite with its own ensuite facilities. This versatile layout would also be ideal for a teenager, an older relative or anyone looking for a degree of independent living within the home.

Outside, the property is equally well presented. To the front, there is a well-maintained lawned garden enclosed by mature hedging with attractive planted borders, while a generous driveway provides ample off-road parking and gives access via double gates to the detached garage and the rear garden. The rear garden has been immaculately maintained and enjoys a lawn, mature planted borders, a paved pathway leading to a timber garden shed and a paved patio seating area, creating a delightful space for outdoor relaxation and entertaining.

This property has so much potential and is ready for somebody to put their own stamp on it, creating a fantastic long-term family home in one of Brigg's most desirable locations.

Situated in a prime position within this thriving market town, the property is within easy reach of a wide range of local amenities, including well-regarded schools, doctors' surgeries, retail outlets and hospitality establishments. Excellent transport links provide convenient access to Scunthorpe, Grimsby, Lincoln and Humberside Airport, making this an ideal home for families and professionals alike.



Offered for sale with no onward chain, this is a rare opportunity to secure a spacious home in Brigg's prestigious Golden Triangle.

Entrance Porch

Welcoming entrance providing access into the main hallway.

Entrance Hallway

Stairs leading to the first floor accommodation with doors to the lounge and kitchen.

Kitchen

Dual-aspect with windows to the side and rear, fitted with traditional wooden wall and base units, complementary worktops, integrated oven and hob, fitted breakfast table, space for further appliances and side access door to the garden.

Ground Floor WC

Conveniently positioned off the kitchen.

Lounge

Spacious living area with a large front-facing window allowing plenty of natural light and a feature fireplace.

Dining Room

Open plan to the lounge with ample space for a family dining table and chairs, leading through double glazed doors into the sunroom.

Sunroom / Conservatory

A bright and versatile additional reception room with side and rear windows and a door opening onto the garden.

Bedroom One

Generous double bedroom benefiting from fitted wardrobes.

Bedroom Two

Another good-sized double bedroom with fitted wardrobes.

Bedroom Three

Single bedroom with front-facing window, ideal as a child's bedroom, nursery or home office.

Bedroom Four

Extended double bedroom offering versatile accommodation and excellent potential to create a principal bedroom suite.

Family Bathroom

Fitted with a bath, separate shower cubicle, pedestal wash hand basin and low-level WC.

Shower Room

Separate shower room adjoining Bedroom Four, which could easily be incorporated to create an ensuite, making this an ideal space for a teenager or family member wanting their own facilities.

Outside

Outside to the front, the property enjoys a well-maintained lawned garden enclosed by mature hedging with attractive planted borders. A generous driveway provides ample off-road parking and gives access via double gates to the detached garage, whilst also leading through to the rear garden.

The rear garden is immaculately maintained and features a well-kept lawn, mature planted borders, a paved pathway leading to a timber garden shed, and a paved patio seating area, creating a wonderful outdoor space to relax and entertain.

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ADDITIONAL INFORMATION

Local Authority –

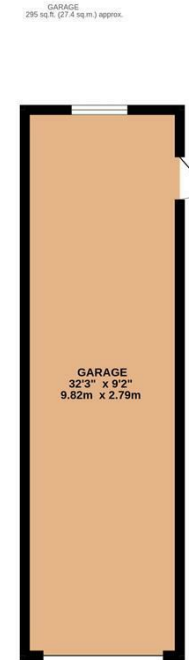
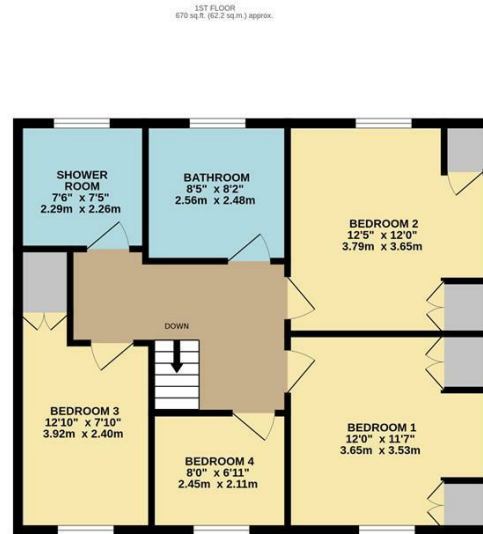
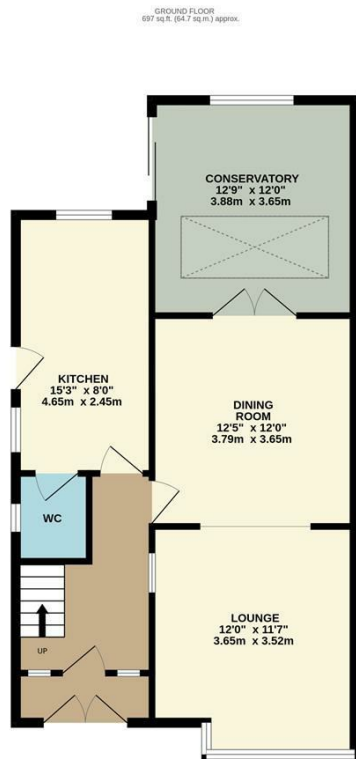
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1662.00 sq ft

Tenure – Freehold





TOTAL FLOOR AREA : 1662 sq.ft. (154.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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