



## 9 BIGBY HIGH ROAD

BRIGG, DN20 9HB

**£300,000**  
**FREEHOLD**

Situated on the ever-popular Bigby High Road, a highly regarded residential location with excellent access into the historic market town of Brigg and conveniently close to the local garden centre, this beautifully presented family home offers spacious and versatile living throughout.



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01724 642002

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### DESCRIPTION

The property immediately impresses with its traditional frontage and charming bay window, setting the tone for the well-maintained accommodation inside.

Upon entering, you are welcomed into a beautiful reception hallway, immaculately decorated and offering a warm introduction to the home. To the front of the property is a bright and stylish lounge, complete with plantation shutters and the attractive bay window that floods the room with natural light.

Further accommodation on the ground floor includes a downstairs WC and a generous utility room, providing practical space to keep laundry and household essentials neatly tucked away.

The heart of the home is undoubtedly the modern kitchen, featuring a central island and ample workspace, which flows effortlessly into the stunning extended family room. This impressive space benefits from bi-fold doors, seamlessly connecting the indoors with the garden and creating a fantastic area for both everyday family life and entertaining. The room is also equipped with air conditioning and heating, ensuring comfort and usability all year round.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom is immaculately presented and generously sized, while bedroom two provides another comfortable double. Bedroom three is a good-sized single room, ideal as a child's bedroom, home office, or guest room. These are served by a well-maintained family bathroom, featuring a stylish walk-in shower.

Externally, the property continues to impress. To the front there is off-road parking via a tarmac driveway,

providing space for up to three vehicles.

The rear garden is where this home truly comes to life. Thoughtfully landscaped with well-maintained lawns, large patio areas, and multiple seating sections, it offers a perfect setting for relaxing or entertaining during the warmer months.

At the bottom of the garden sits a fantastic addition – “The Fat Badger”, a charming log cabin fully equipped with a home bar, creating an exceptional entertaining space and a standout feature that completes this wonderful garden.

This superb family home combines traditional charm with modern living, all within one of Brigg's most sought-after locations

### ENTRANCE HALLWAY

Accessed through a uPVC door with stairs to the first floor, wood panelling, under stairs storage cupboard and a radiator.

### LIVING ROOM

With a uPVC bay window to front aspect having plantation shutters, gas fire, built in storage to alcoves and a radiator.

### DOWNSTAIRS WC

With a uPVC double glazed window to front aspect, WC, hand wash basin and a cupboard housing boiler.

### UTILITY

With a uPVC double glazed window to side aspect, under counter space for a washing machine and dryer, storage, wardrobe with sliding door.

### KITCHEN

With a range of high gloss wall and base units with granite worktops, stainless steel single drainer sink, integrated dishwasher, eye level oven and grill, five ring gas hob with extractor fan, central island with storage leading into:-

## **DINING/FAMILY ROOM**

With ceiling lantern uPVC double glazed windows X 2 to side aspect, uPVC bifold doors to rear aspect, space for dining table and sofa with air con

## **FIRST FLOOR LANDING**

With a uPVC double glazed window to side aspect.

## **MASTER BEDROOM**

With a uPVC double glazed window to rear aspect, built in wardrobes, wooden panelling and a radiator.

## **BEDROOM TWO**

With a uPVC double glazed window to front aspect having plantation shutters and a radiator.

## **BEDROOM THREE**

With a uPVC double glazed window to front aspect, over the stairs storage, wood panelling and a radiator.

## **FAMILY BATHROOM**

With a uPVC double glazed window to rear aspect, walk in shower, WC, handwash basin with storage and a towel heater.

## **EXTERNALLY**

The front of the property has hedging for privacy, a tarmac driveway providing off street parking which leads to the detached single garage with electric roller shutter door behind wooden gates. The rear garden is fully enclosed, laid to lawn with a patio area outside the bifold doors, pathway leading to a timber shed, under cover seating area and a cabin called "The Fat Badger" which is a fully stocked bar and entertaining space.

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1098.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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