



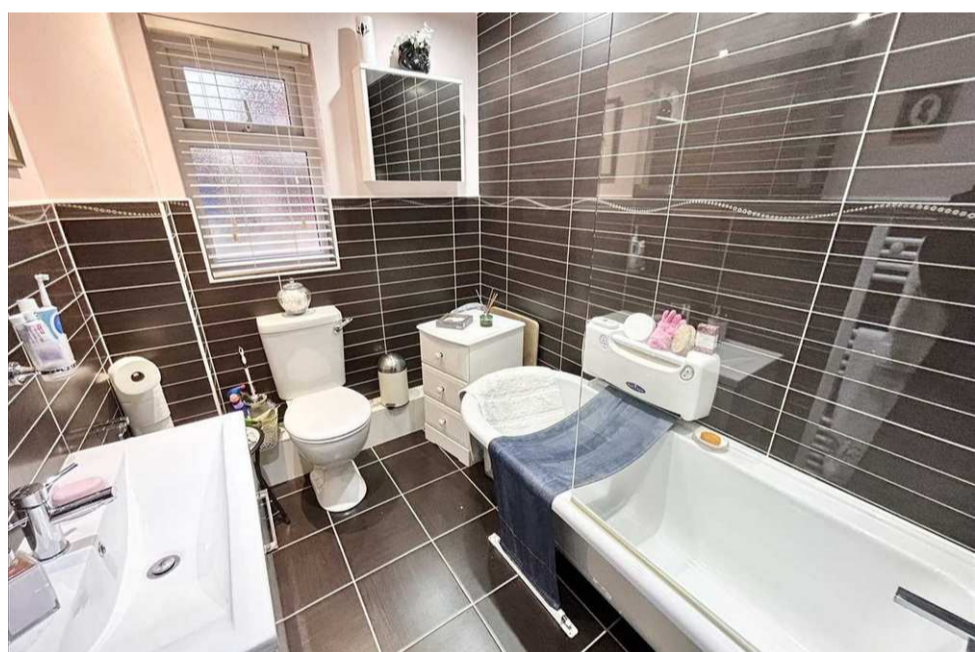
2 Gillatts Close, Wrawby, North Lincolnshire,
DN20 8TH

£265,000



- Fantastic Cul-De-Sac Location
- Private Well Manicured Gardens
- Garage & Driveway
- Three Bedrooms
- Kitchen & Separate Utility Room
- uPVC Double Glazing
- Gas Central Heating
- Stylish Bathroom

Bell Watson Estate Agents are delighted to market for sale this CHAIN FREE detached THREE BEDROOMED bungalow located within a quiet cul-de-sac in the desired village of Wrawby. The property has been well maintained and comprises an L shaped central hallway, a spacious main reception room, kitchen with separate utility room, three bedrooms with one currently being used as the dining room and a good sized bathroom. Outside you will find lovely surrounding gardens with the benefit of a driveway and garage to the rear.



Nestled within a well kept cul-de-sac and approx 1.5 miles from Brigg where you will find highly regarded primary and secondary schools. Brigg offers abundant amenities to include, supermarkets, local shops, restaurants and public houses. Located within close easy access of M180 motorway. Barnetby Railway station 4 miles and Humberside International Airport 8 miles distant.

HALLWAY

Enter the bungalow via the uPVC front door into a central hallway having two light fittings and coving to the ceiling, a built in airing cupboard fitted with shelving, a central heating radiator and carpeted flooring.

LOUNGE 5.04 M X 3.52 M

Enjoying an electric fire with surround and uPVC double glazed three sectional bow window to the front aspect, coving and a light fitting to the ceiling, wall lighting, a central heating radiator and carpeted flooring.

KITCHEN 2.67 M X 2.89 M

Fitted with a range of wall and base units to include butcher block effect worktops having tiled splash backs, a 1.5 stainless sink with chrome mixer tap and integrated appliances to include a Neff double oven, a 5 ring gas burner hob with extractor over and a fridge freezer. There are spotlights to the ceiling, a uPVC double glazed window to the rear aspect, a central heating radiator and wood effect flooring that continues through to the utility room.

UTILITY ROOM 2.12 M X 1.06 M

Fitted with wall units and worktop to match the kitchen with space and plumbing for a washing machine. There is a light fitting and loft access to the ceiling, a central heating radiator and external uPVC door to the rear garden. The loft provides easy access having a pull down ladder and is boarded with lighting.

BEDROOM ONE 3.88 M X 2.91 M

To the rear of the property with uPVC double glazed window, light fitting and coving to the ceiling, a central heating radiator and wardrobes.

DINING ROOM/BEDROOM TWO 3.12 M X 2.89 M

Currently being used a dining having uPVC french doors opening to the rear garden having a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 3.26 M X 2.20 M

Located to the front of the property providing a built in wardrobe with sliding doors, a light fitting and coving to the ceiling a uPVC double glazed window, a central heating radiator and carpeted flooring.

BATHROOM 2.42 M X 1.73 M

Incorporating a bath tub with mains shower over and tiled surround, a wall mounted wash basin with chrome mixer tap and a low flush WC. There is a wall mounted towel rail, a uPVC obscure double glazed window to the front aspect, spotlights to the ceiling and tiled flooring with under floor heating.

OUTSIDE

The bungalow is situated on a corner plot offering front, side and rear gardens with the rear being fully enclosed and secured via fencing. The front and side gardens are mainly lawn with maintained flower beds and bordered. A path runs the perimeter of the property leading to the rear garden where you will find a flagged patio area, mature and well manicured flower beds, a designated area for the bins, a timber shed, outside lighting and cold water tap. A timber gate opens to the block paved driveway which is located to the back of the property along with the garage having an electric door to the front, a uPVC double glazed window and is fitted with power and lighting.

SERVICES (NOT TESTED)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

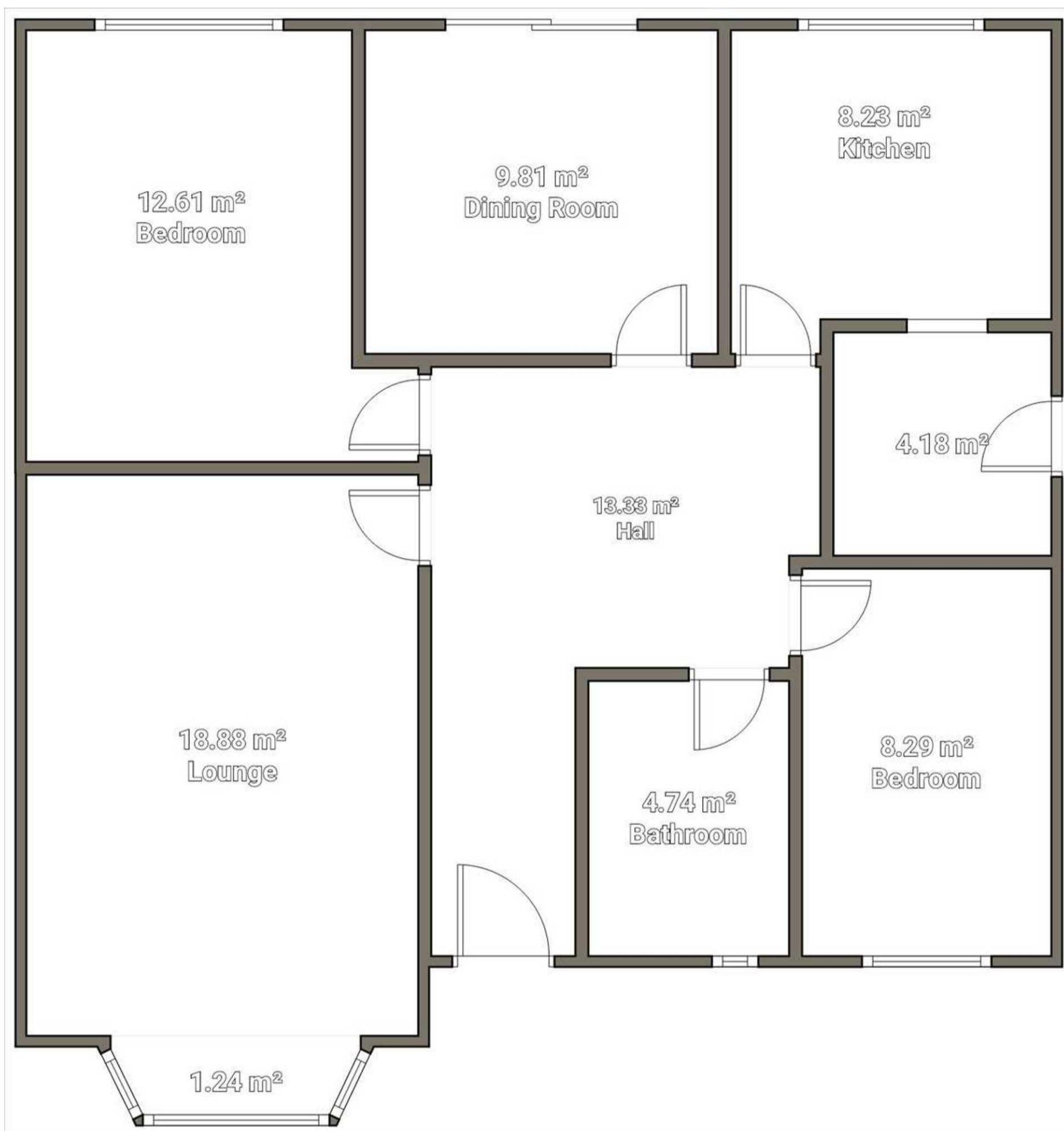
FIXTURES AND FITTINGS

Any integrated appliances, fitted blinds and floor coverings are to be included within the sale of the property.

COUNCIL TAX

The Council Tax Band for this property is Band C as confirmed by North Lincolnshire Council.





PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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