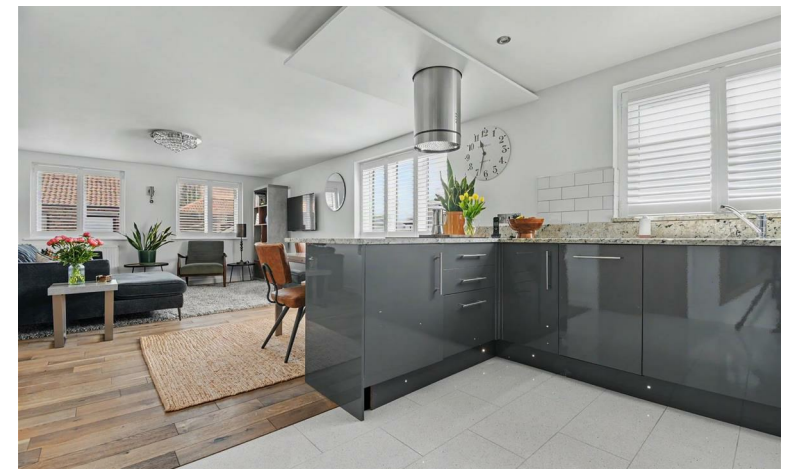




5 FORRESTER STREET

BRIGG, DN20 8LR

£200,000
FREEHOLD

Immaculately presented two-bedroom three-storey townhouse located in the heart of Brigg, finished to a high specification throughout and offering stylish, versatile living. Featuring a stunning open plan living dining kitchen with colonial white marble worktops and integrated BOSCH appliances, two double bedrooms both with en-suites, integral garage, home office and low maintenance wrap-around garden. The private garden has been enjoyed by the current owners for over 10 years. A rare opportunity to acquire a turnkey home in a prime central location.



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5 FORRESTER STREET

DESCRIPTION

IMMACULATE THREE STOREY TOWNHOUSE | HEART OF BRIGG LOCATION | STUNNING OPEN PLAN LIVING SPACE | TWO DOUBLE BEDROOMS BOTH WITH EN-SUITES | INTEGRAL GARAGE & HOME OFFICE | HIGH SPEC FINISH THROUGHOUT | COMMUNAL GARDEN PRIVATELY ENJOYED | TURNKEY READY | RARELY AVAILABLE

IMPORTANT GARDEN & MANAGEMENT INFORMATION

The garden area situated to the side and rear of No. 5 is owned by the property's management company, which is jointly owned by the four properties within the development. Each property has a legal right of access to and use of the communal garden, and these rights cannot be removed. On completion of the sale, the new owner of No. 5 will take over the vendor's quarter share/directorship of the management company. In practice, the garden has been maintained and privately enjoyed by the owners of No. 5 for over 10 years, with the neighbouring properties not currently making use of the space; however, their legal rights of access and use remain. Further information is available upon request and buyers should seek advice from their solicitor regarding the title and management arrangements.

Step inside this immaculately presented two-bedroom three-storey townhouse, ideally positioned on Forrester Street in the very heart of Brigg, where a wide range of shops, bars, restaurants and everyday amenities are all just moments away. Finished to an exceptional standard throughout, this stylish and contemporary home offers spacious, versatile living across three floors and is truly turnkey ready.

The property is entered via a welcoming entrance lobby with stairs rising to the first floor and access to the impressive integral garage, complete with electric door, providing secure parking, excellent storage or even a home gym as currently utilised. To the rear of the ground floor is a generous and versatile reception room, currently used as a home office, perfect for modern living but equally suited as a snug, hobby room or additional living space. This room benefits from direct access out to the garden. A

separate utility room adds further practicality with fitted units and space for appliances.

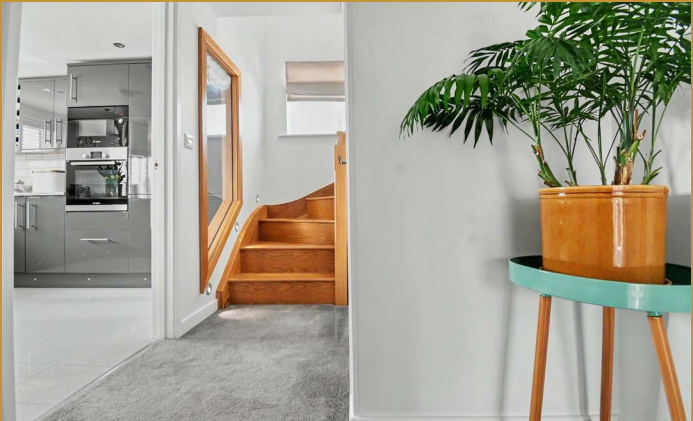
The first floor is undoubtedly the heart of the home, showcasing a stunning open plan living dining kitchen, beautifully designed for both everyday living and entertaining. The sleek high gloss kitchen is fitted with a range of wall and base units, beautifully complemented by colonial white marble worktops and a full range of integrated BOSCH appliances including double oven, hob, extractor and dishwasher. A breakfast bar provides the perfect spot for casual dining, whilst there is ample space for a dining table and comfortable lounge area.

The space is finished with stylish décor and flooded with natural light, enhanced further by contemporary internal windows overlooking the stairwell, creating a real sense of openness and architectural interest. A convenient WC completes this level.

To the second floor are two impressive double bedrooms, both offering a high level of finish and benefitting from their own en-suite facilities. The principal bedroom is particularly spacious, featuring fitted wardrobes and dormer windows which create a bright and airy feel, along with a fully tiled modern en-suite shower room comprising a sleek shower cubicle, pedestal wash hand basin, WC and heated towel radiator.

The second bedroom is equally well appointed, also with fitted wardrobes, and benefits from its own en-suite bathroom fitted with a bath with shower over and glass screen, pedestal wash hand basin, WC and heated towel radiator – ideal for guests or family.

Externally, the communal garden wraps around the side and rear of No. 5 and has been thoughtfully landscaped to provide an attractive, low-maintenance outdoor space with artificial lawn, paved seating areas and gravel sections. Whilst legally communal and subject to rights of access and use by the other properties within the development, it has in practice been maintained and privately enjoyed by the current owners of No. 5 for over 10 years.



Further benefits include UPVC double glazed windows throughout and RJ45 wiring installed across all floors, offering excellent connectivity for modern living and home working.

This exceptional home combines modern design, high specification finishes and a highly sought-after central Brigg location. Properties of this calibre are rarely available, and early viewing is highly recommended to fully appreciate the accommodation on offer.

Ground Floor

Entrance Lobby

Welcoming entrance with stairs rising to the first floor and access through to the integral garage

Integral Garage

Spacious garage with electric door, ideal for off-road parking, storage or gym space

Home Office / Reception Room

Versatile room currently used as a home office with rear access door to the garden, suitable for a variety of uses

Utility Room

Fitted units with space and plumbing for washing machine and additional appliances

First Floor

Open Plan Living Dining Kitchen

Stunning open plan space fitted with a modern high gloss kitchen, complemented by colonial white marble worktops and a full range of integrated BOSCH appliances including double oven, hob, extractor and dishwasher. Breakfast bar for casual dining, with ample space for dining table and lounge furniture. Contemporary internal windows overlooking the stairwell enhance the feeling of space and light

WC

Low level WC and wash hand basin

Second Floor

Bedroom One

Spacious double bedroom with fitted wardrobes and dormer windows creating a bright and airy feel

En-Suite

Fully tiled modern en-suite comprising shower cubicle, pedestal wash hand basin, WC and heated towel radiator

Bedroom Two

Well proportioned double bedroom with fitted wardrobes

En-Suite Bathroom

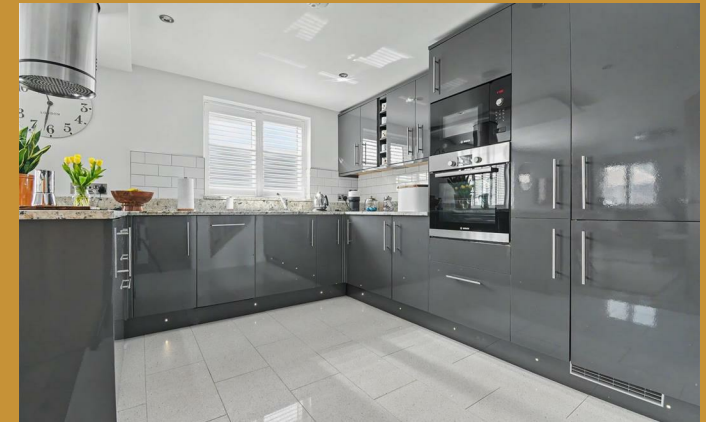
Comprising bath with shower over and glass screen, pedestal wash hand basin, WC and heated towel radiator

Outside

Garden

Low maintenance wrap-around garden with artificial lawn, paved patio seating areas and gravel sections. The garden has been enjoyed privately by the current owners for over 10 years, offering a peaceful and secluded outdoor space ideal for relaxing or entertaining

5 FORRESTER STREET





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ADDITIONAL INFORMATION

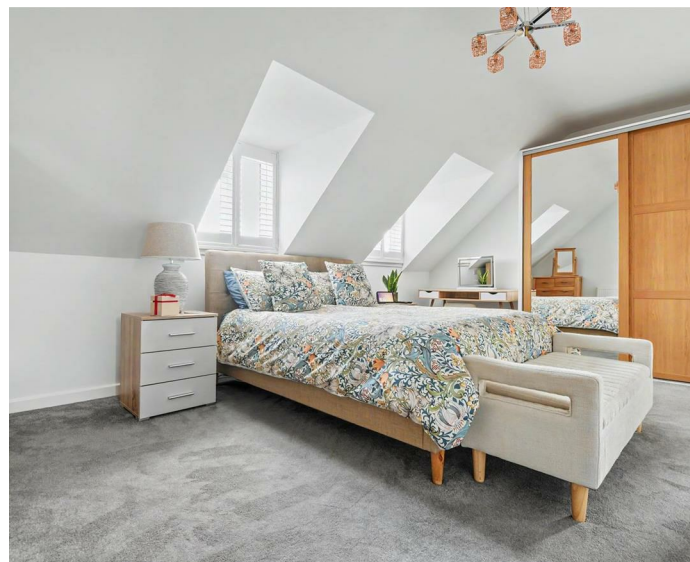
Local Authority –

Council Tax – Band B

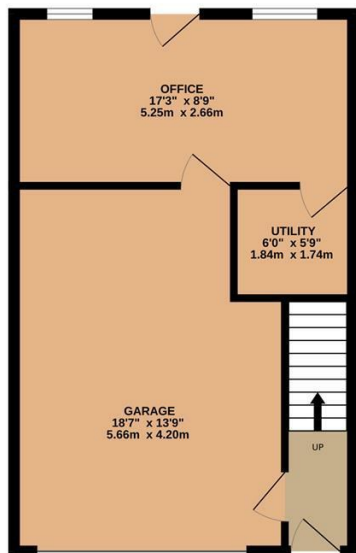
Viewings – By Appointment Only

Floor Area – 1410.00 sq ft

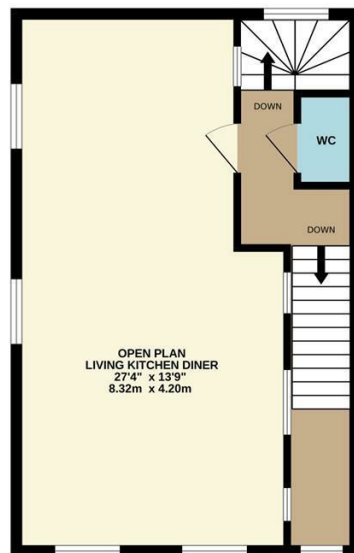
Tenure – Freehold



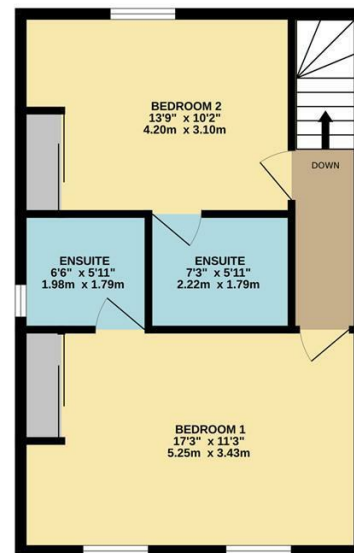
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



2ND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 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	75	80
(55-68) D		
(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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