



38 Kings Avenue, Brigg
£310,000



38 Kings Avenue

Brigg

Impressive two bedroom detached bungalow with spacious lounge, large dining kitchen, modern wet room, en-suite, garage, ample parking, and landscaped private gardens in a sought-after location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Highly respected location
- Multi fuel stove to lounge
- 21'4 Dining Kitchen
- Wet room and en-suite
- Enclosed rear gardens





Study/Entrance

6' 7" x 10' 2" (2.01m x 3.11m)

An excellent utilisation of space to create a useful home study area. Twin doors lead up to the lounge.

Lounge

21' 4" x 12' 6" (6.51m x 3.81m)

A distinctive dual aspect room with centrally placed wood burning stove dividing the room into a bay fronted living area and additional quieter reading space.

Dining Kitchen

21' 4" x 14' 2" (6.51m x 4.31m)

Ideal for informal socialising or relaxing with the family this full width space is well appointed with an excellent range of high and low light grey, contemporary units with contrasting sparkle granite work surfaces and includes a gas hob with extractor over, built in oven, housing for a microwave, recess for an American style refrigerator and plumbing for both a washing machine and dishwasher. A decorative cast iron fireplace in timber surround completes the room.

Utility Entrance

A practical space with slate tiled floor, storage cupboards, space for a tumble dryer and rear door.





Inner Hall

Exposed floor boards and radiator.

Bedroom 1

15' 6" x 12' 2" (4.72m x 3.72m)

Enjoying views to the rear garden this generous double room has fitted wardrobes, linen cupboard and exposed timber floor boards.

En Suite

11' 11" x 5' 0" (3.62m x 1.52m)

A part tiled room with toilet, wash hand basin and walk-in shower enclosure with mains fed shower.

Bedroom 2

11' 11" x 9' 9" (3.64m x 2.98m)

A further double room with window to the side aspect.

Wet Room

5' 7" x 5' 3" (1.69m x 1.59m)

Fully tiled with non slip flooring, close coupled wc, rectangular slim line vanity basin, floor drain and mains fed shower.

Garden

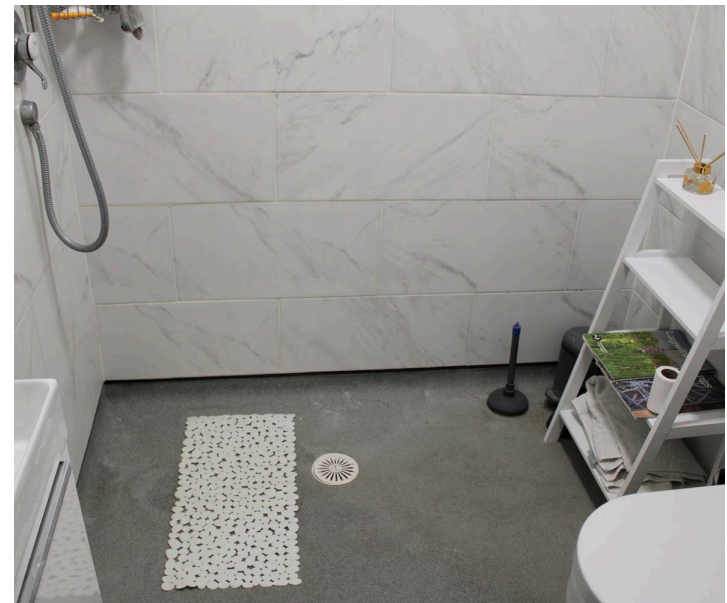
The property is set back beyond a 3 car gravel topped reception area with sleeper edged raised beds and leads to the attached GARAGE (5m x 3.45m) with electrically operated roller door, fitted cupboards and eave storage space. There is pedestrian access to one side of the property and a broad flagged walk way overlooks the raised and enclosed and private garden which is primarily laid to lawn with established shrubs including a striking wisteria covered arch and trellis. In addition to a timber shed and summer house there is a filled in former air raid shelter.

Garage

Attached (5m x 3.45m)

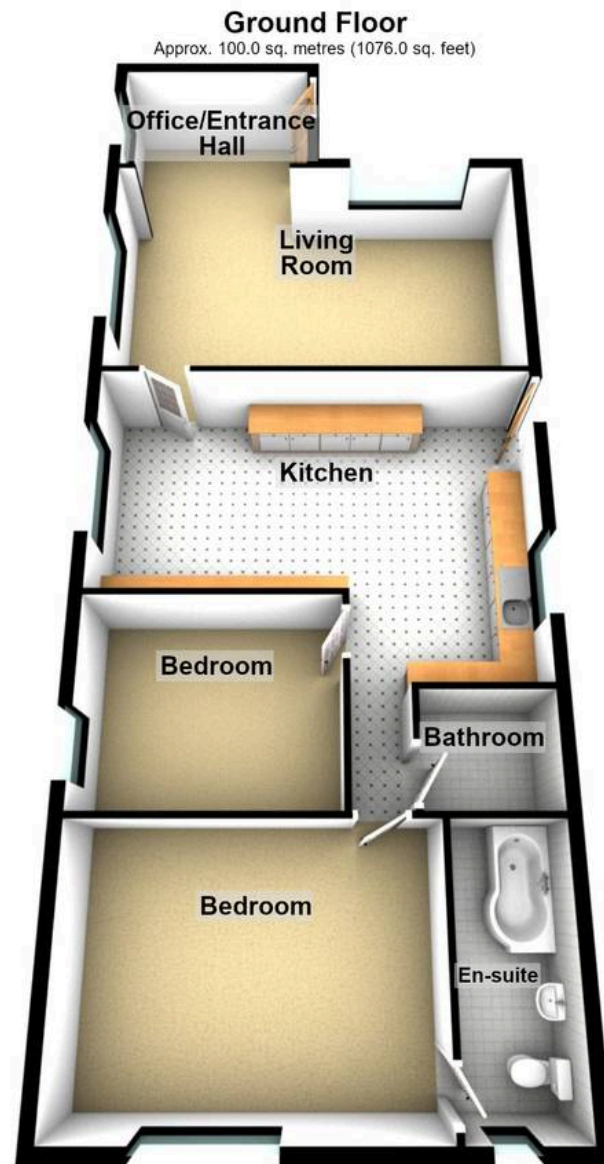
Driveway

3 Parking Spaces



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Total area: approx. 100.0 sq. metres (1076.0 sq. feet)



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