



20 Woodbine Avenue, Brigg

£175,000 Freehold

A TRADITIONAL END OF TERRACE HOME • ESTABLISHED RESIDENTIAL AREA • IMMACULATELY PRESENTED ACCOMMODATION • 3 SIZEABLE BEDROOMS • FITTED KITCHEN DINER • MAIN LIVING ROOM • FAMILY BATHROOM • BEAUTIFUL SOUTH FACING GARDEN • DRIVEWAY & GARAGE • COUNCIL TAX BAND; A. EPC RATING; TBC.

Immaculate 3-bed end terrace in Brigg with south facing garden, driveway, garage, and great access to schools, shops, and transport. Ideal for families or first-time buyers.

Council Tax band: A

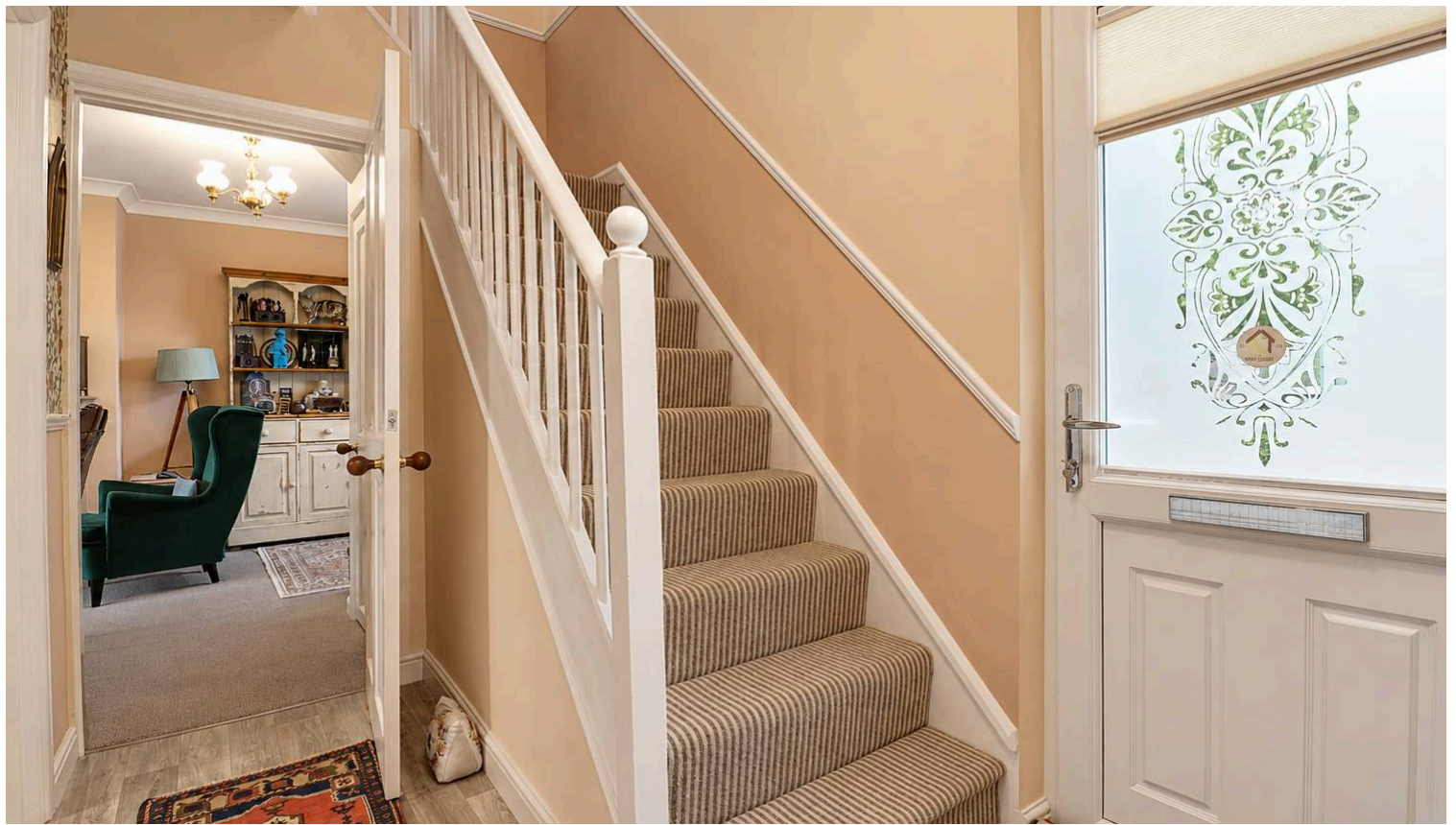
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A TRADITIONAL END OF TERRACE HOME
- ESTABLISHED RESIDENTIAL AREA
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Front Entrance Hallway

6' 2" x 9' 4" (1.88m x 2.84m)

Includes an attractive front uPVC double glazed entrance door with inset patterned glazing, a traditional dog legged staircase leading to the first floor accommodation with open spell balustrading and matching newel post, dado railing, wall to ceiling coving, attractive vinyl flooring and doors lead off to;

Cloakroom

Side uPVC double glazed window with frosted glazing and a low flush WC with a corner vanity wash hand basin and part panelling to the walls.



Dining Kitchen

11' 6" x 12' 4" (3.50m x 3.77m)

With a rear uPVC double glazed door allowing access to the rear porch. The kitchen includes a range of pine fronted low level units, drawer units and wall units with brushed aluminium style pull handles with a patterned working top surface with matching uprising incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, integral hot point electric oven with Cooke and Lewis overhead stainless steel extractor fan, plumbing for a washing machine, a hot point integral electric oven, space for a tall fridge freezer, vinyl flooring and a built-in storage cupboard which houses the Worcester Bosch combi boiler.





Rear Porch

4' 7" x 5' 11" (1.40m x 1.80m)

Has a uPVC double glazed door allowing access to the garden with adjoining uPVC double glazed window and tiled effect flooring.

Spacious Living Room

18' 1" x 11' 3" (5.50m x 3.42m)

With a front uPVC double glazed window and twin double glazed French doors with adjoining windows allowing access to the rear patio area, wall to ceiling coving, a spacious under the stairs storage cupboard which has a uPVC double glazed window with frosted glazing, TV input and a feature open recessed fireplace with electric log effect fire with attractive tiled hearth and decorative surround and mantel.

First Floor Landing

With a front uPVC double glazed window, dado railing, loft access and doors leading off to;

Master Bedroom 1

8' 11" x 12' 4" (2.73m x 3.77m)

With a rear uPVC double glazed window and part panelling to walls.

Rear Double Bedroom 2

11' 2" x 8' 11" (3.40m x 2.73m)

With a rear uPVC double glazed window.





Front Bedroom 3

8' 4" x 8' 7" (2.53m x 2.62m)

With a front uPVC double glazed window.

Bathroom

8' 2" x 8' 6" (2.50m x 2.60m)

With a front uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, panelled bath with overhead shower attachment with mermaid boarding splash backs, glazed screen and an oval wash hand basin with storage units beneath and matching drawers, vinyl flooring and extractor fan.

Grounds

The property boasts a mature private lawned garden which comprises of fully planted shaped borders, a flagged patio seating area and a hard standing pathway leads to a rear gravelled seating area which includes an attractive timber summer house. To the side of the property is a hard standing driveway and leads to a block built detached garage. To the front provides a well kept lawned garden with boundary hedging and a pathway allowing access to the front entrance.





Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 85.3 sq. metres (918.2 sq. feet)

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You can include any text here. The text can be modified upon generating your brochure