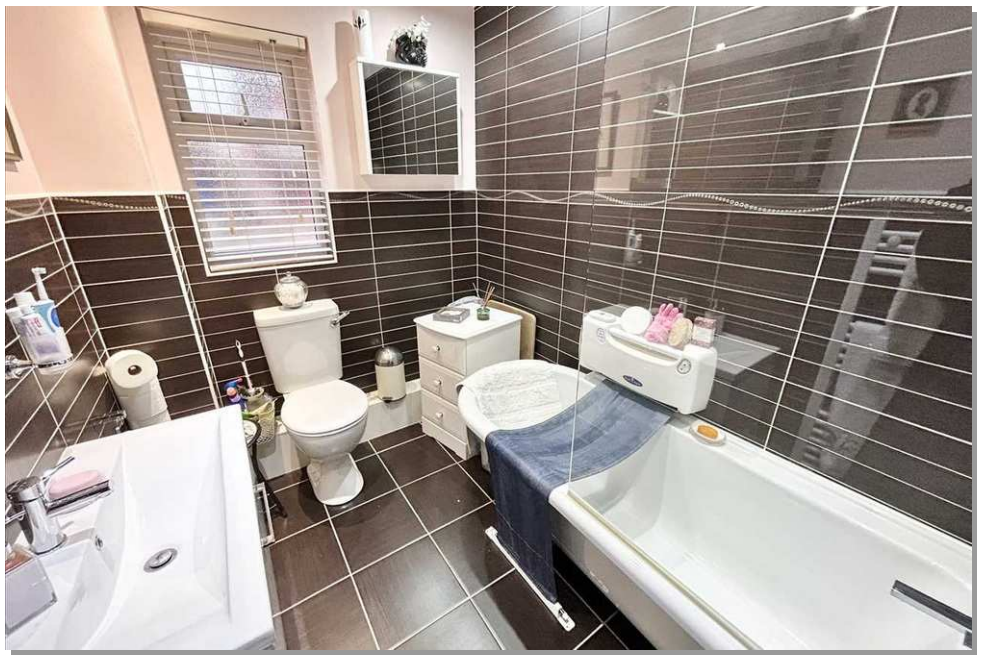
2 Gillatts Close, Wrawby, DN20 8TH

£245,000

bell watson

- Fantastic Cul-De-Sac Location
- Private Well-Manicured Gardens
- Garage & Driveway
- Two Bedrooms
- Stylish Bathroom
- Kitchen & Separate Utility Room
- Dining Room
- uPVC Double Glazing
- Gas Central Heating
- Council Tax Band C

Bell Watson Estate Agents are delighted to market for sale this CHAIN FREE detached two 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, two bedrooms, a 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 keep 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.

DINING ROOM 3.12 M X 2.89 M

The spacious dining room benefits from uPVC French doors opening to the rear garden, and has a pendant light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

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.

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 roll-top 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 borders. 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)

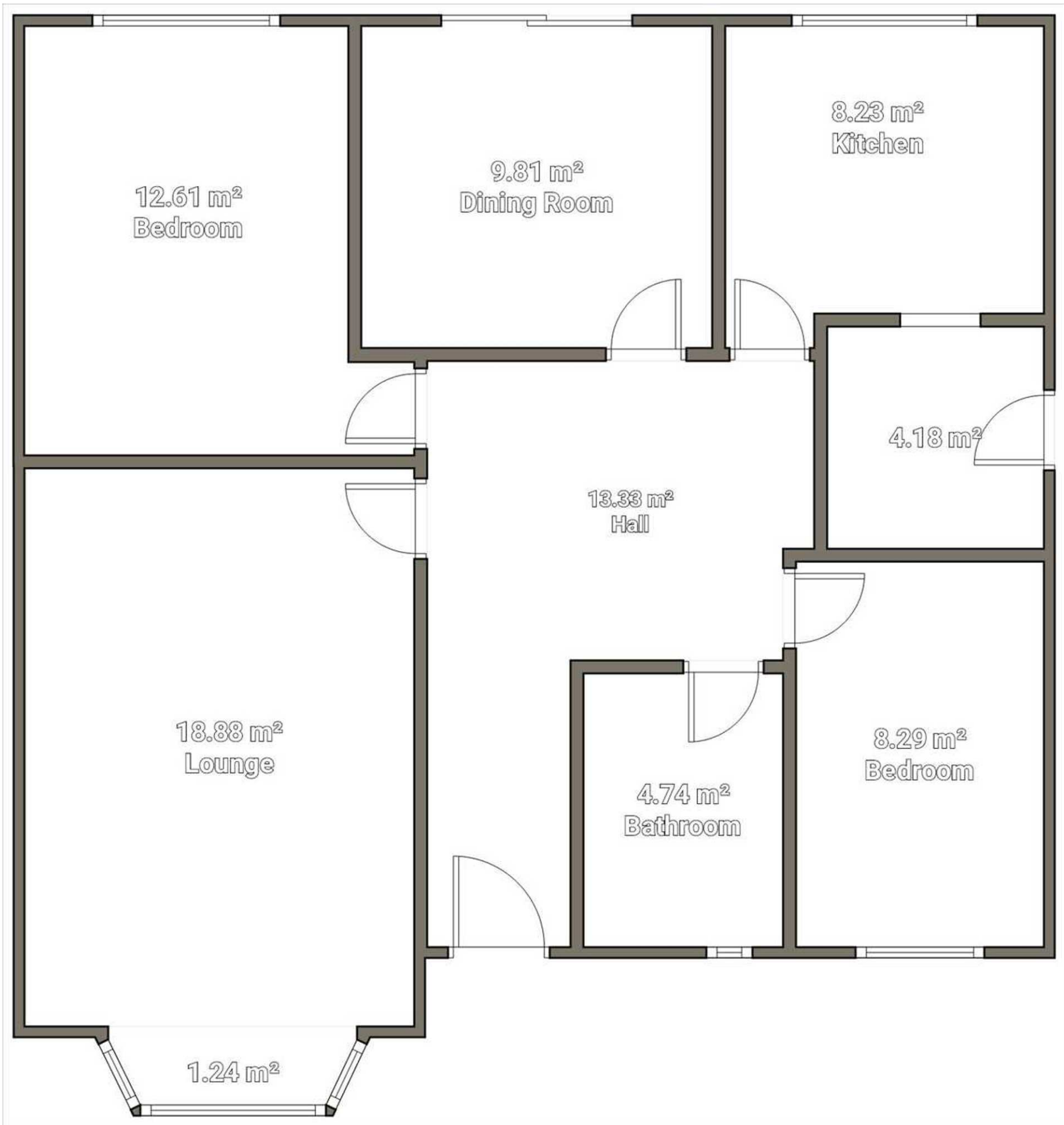
Mains gas, electricity, water and drainage are all understood to be connected to the property.

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.



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