



10 RYE WALK

BRIGG, DN20 9FS

£375,000
FREEHOLD

Welcome to this truly stunning Keigar home, beautifully presented throughout and offering fantastic space, style, and flexibility for modern family living. Located just five minutes from Brigg and within easy reach of well-regarded schools, a popular local pub, and excellent motorway links, this property is perfectly positioned for family life and commuting alike.



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ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor and a radiator.

LIVING ROOM

With a uPVC double glazed bay window to front aspect, radiator and a feature log burning stove with oak mantle.

KITCHEN-DINER / SUN ROOM

With a uPVC double glazed window to rear aspect, range of wall and base units with granite worktops, inset stainless steel one and a half drainer sink, integrated dishwasher, triple eye level ovens, induction hob with extractor fan, integrated fridge and freezer, larder/pantry cupboard opening into dining area with space for a six seater table and a radiator. Sun room with Velux style windows X 4 to ceiling, large uPVC picture window in to garden, uPVC French doors onto patio and a radiator.

UTILITY

With a uPVC double glazed door to rear aspect, uPVC double glazed window to side aspect, range of base units with laminate worktop, stainless steel sink, water softener, space for a washing machine and a dryer.

DOWNSTAIRS WC

With an opaque uPVC double glazed window to side aspect, WC, vanity housed hand wash basin and a radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window to front aspect, radiator, stairs to the second floor and a storage cupboard.

MASTER BEDROOM

With a uPVC double glazed window to front aspect and a radiator.

MASTER DRESSING ROOM

With built in storage for hanging and shelving and a radiator.

MASTER EN-SUITE

With an opaque uPVC double glazed window to rear aspect, walk in shower, WC, vanity housed hand wash basin with draws, chrome towel heater.

BEDROOM TWO

With a uPVC double glazed window to front aspect, radiator and built in triple wardrobe.

BEDROOM THREE

With a uPVC double glazed window to rear aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window, contemporary free standing bath with free standing accessories, walk in shower, WC, vanity housed hand wash basin with storage and a chrome towel heater.

SECOND FLOOR LANDING

BEDROOM FOUR

With a Velux style window to rear aspect, storage into the alcoves and a radiator.

BEDROOM FOUR EN-SUITE

With a corner shower, WC, vanity housed hand wash basin and a radiator.

BEDROOM FIVE

With 2 X Velux style windows to rear aspect and a radiator.

EXTERNALLY

The front of the property has a block paved driveway providing off street parking for three vehicles, is laid to lawn with mature shrubs and leads to the garage with a roller shutter door and EV Charging point. The rear

garden is fully enclosed with timber fencing/brick wall, laid to lawn with a patio area and a timber shed.

DESCRIPTION

As you enter the home, you're greeted by Karndean flooring that flows seamlessly through the hallway and into the impressive open-plan kitchen, dining, and family room—complete with a large picture window overlooking the beautifully landscaped rear garden. A spacious utility room and convenient ground floor WC add practicality, while the cozy front lounge, featuring a charming log-burning stove, offers a warm and welcoming retreat.

Upstairs, the current owners have thoughtfully adapted the layout to create a luxurious principal suite comprising a generous double bedroom, an expansive walk-in wardrobe, and a stylish en suite—an ideal parents' retreat with abundant storage space. Two further double bedrooms and a contemporary family bathroom, complete with a freestanding bath and large walk-in shower, can also be found on the first floor. The top floor features an additional double bedroom with its own en suite and a spacious games room, which could easily serve as a fifth bedroom or a fantastic teenage hangout space.

Outside, the rear garden has been professionally landscaped, featuring a large patio area, lawn, and a substantial timber shed for additional storage. The property also benefits from a double driveway and EV charging points. Stylish, spacious, and move-in ready, this is a brilliant family home with room to grow—early viewing is highly recommended.

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ADDITIONAL INFORMATION

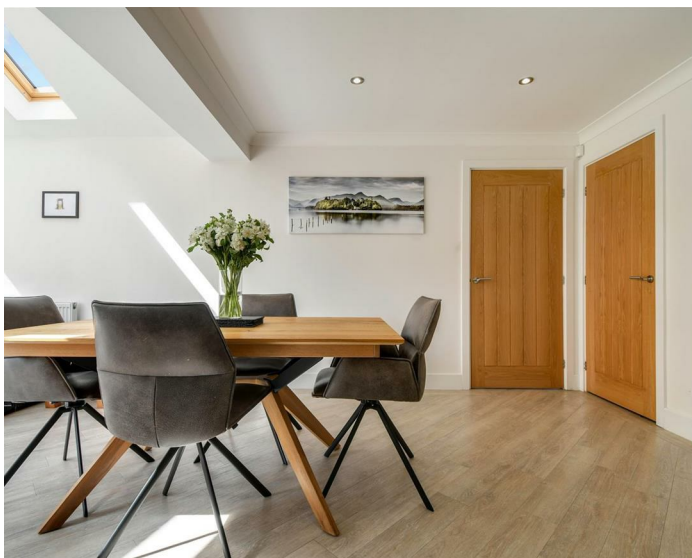
Local Authority –

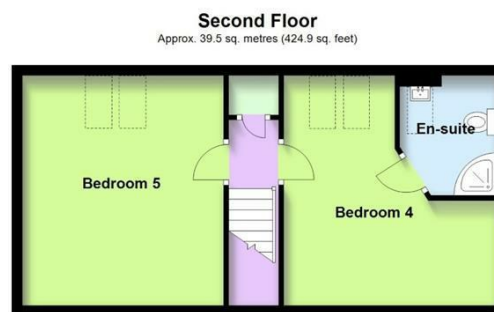
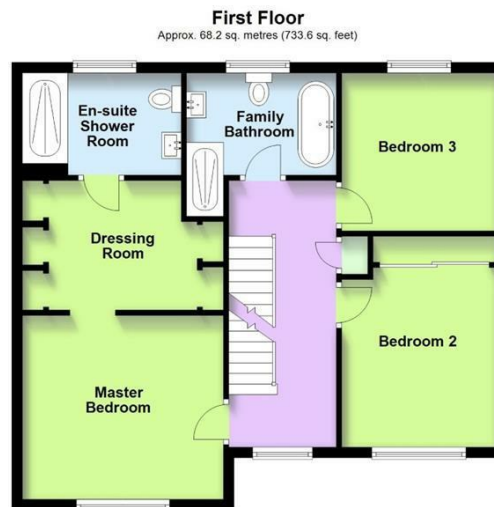
Council Tax – Band E

Viewings – By Appointment Only

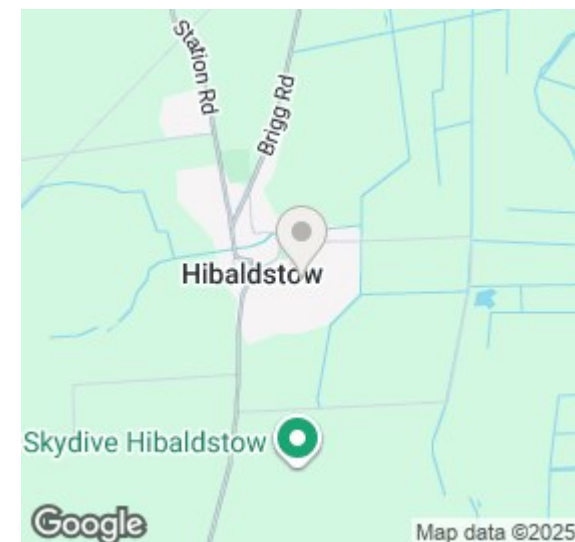
Floor Area – 2239.00 sq ft

Tenure – Freehold





Total area: approx. 196.4 sq. metres (2114.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(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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