



## 45 BIGBY ROAD

BRIGG, DN20 8HP

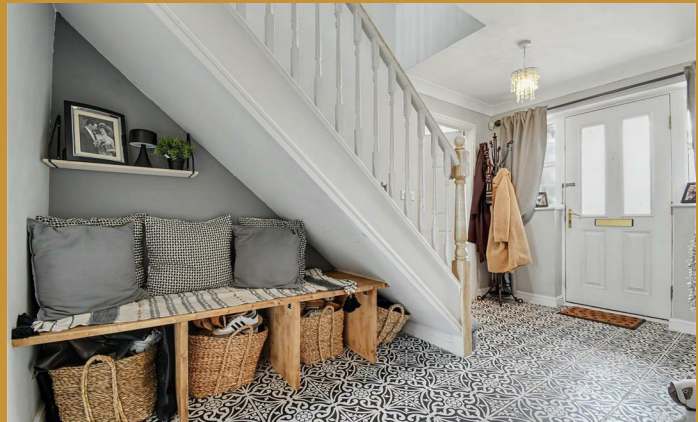
**£350,000**  
**FREEHOLD**

Situated in one of Brigg's most sought-after residential locations, this exceptional five/six-bedroom detached family home offers an enviable blend of space, style and versatility. Within comfortable walking distance of the town centre, highly regarded schools, independent shops, cafés and everyday amenities



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### DESCRIPTION

This beautifully presented property is perfectly suited to modern family living.

Occupying a generous plot with a substantial driveway, EV charging point and attractive walled rear garden, the accommodation has been thoughtfully designed to provide flexible living over three floors.

The welcoming entrance hall leads into a stunning forward-facing living room, where the magnificent inglenook fireplace creates a striking focal point and an inviting space to relax. Timber doors open into the heart of the home – a spacious open-plan kitchen and dining room, ideal for both everyday family life and entertaining, complete with sliding doors opening onto the rear patio and garden. A convenient downstairs WC completes the ground floor, while the former garage has been professionally converted into a home gym, offering excellent versatility and the potential to be used as a playroom, hobby room or additional reception space.

The first floor hosts an impressive principal bedroom featuring a walk-in dressing area and a stylish en-suite bathroom. Three further generous double bedrooms are served by the family bathroom, providing ample accommodation for growing families.

The second floor continues the home's flexible layout with a further double bedroom benefiting from its own en-suite shower room. Opposite is an additional room currently used as bedroom six, but equally suited as a home office, studio, games room or snug, allowing buyers to tailor the space to their own lifestyle. Outside, the enclosed walled rear garden provides a private setting for outdoor entertaining and family enjoyment, while the generous frontage offers excellent off-road parking.

Beautifully maintained throughout and offered to the market with no onward chain, this outstanding home presents a rare opportunity to secure a substantial family property in one of Brigg's most desirable

locations.

Early viewing is highly recommended to fully appreciate the quality, flexibility and lifestyle this exceptional home has to offer.

### ENTRANCE HALLWAY

Accessed through a timber door, with stairs to the first floor, radiator and access to garage and leading into:-

### LIVING ROOM

With timber framed double glazed window to front aspect, window seat, brick inglenook open fireplace and a radiator.

### DOWNSTAIRS WC

With window to side aspect, WC, vanity house hand wash basin and a chrome towel heater.

### KITCHEN / BREAKFAST ROOM

With a timber framed double glazed window to rear aspect, range of wall and base units with granite worktops, stainless steel sink, space for a dishwasher, BOSCH electric fan assisted oven with 5 gas ring burner and extractor fan, chrome towel heater, space for a fridge/freezer, breakfast bar leading into dining area with sliding timber framed double glazed doors and a radiator

### UTILITY

With a timber door to rear aspect, timber framed double glazed window to side aspect, wall and base units with laminate worktops, composite sink, space for a washing machine and dryer and housing boiler.

### FIRST FLOOR LANDING

With timber framed double glazed window to front aspect, radiator and stairs to the second floor.

### MASTER BEDROOM

With timber framed double glazed window to front aspect, radiator, panelled wall, dressing area leading into:-

## **MASTER EN-SUITE**

With timber framed window to side aspect, double walk in shower, WC, hand wash basin and a radiator.

## **BEDROOM TWO**

With timber framed double glazed window to front aspect and a radiator.

## **BEDROOM THREE**

With a timber framed double glazed window to rear aspect and a radiator.

## **BEDROOM FOUR**

With a timber framed double glazed window to rear aspect and a radiator.

## **FAMILY BATHROOM**

With a timber framed double glazed window to rear aspect, P shaped bath with overhead shower, WC, hand wash basin and a chrome towel heater.

## **SECOND FLOOR LANDING**

With seating area.

## **BEDROOM FIVE**

With Velux style window to rear aspect and a radiator.

## **BEDROOM FIVE EN-SUITE**

With Velux style window to rear aspect, corner shower, WC, vanity housed hand wash basin and a chrome towel heater.

## **BEDROOM SIX**

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

## **EXTERNALLY**

The front of the property has a dwarf brick wall and blocked paved driveway providing off street parking for three vehicles with an EV charging point leading to the garage.. The rear garden has a curved brick

wall and timber fencing, is laid to lawn with a patio area and summerhouse.

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### ADDITIONAL INFORMATION

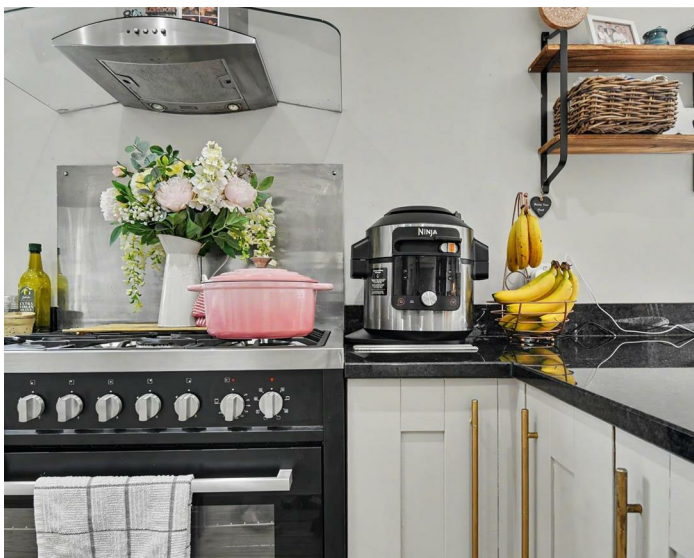
**Local Authority –**

**Council Tax – Band E**

**Viewings – By Appointment Only**

**Floor Area – 1938.00 sq ft**

**Tenure – Freehold**





## Bigby

Approximate Gross Internal Floor Area : 167.50 sq m / 1802.95 sq ft  
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 66                         | 79        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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