



## 22A BIGBY HIGH ROAD

BRIGG, DN20 9HD

**£475,000**  
**FREEHOLD**

Welcome to Bigby High Road — a lovely spot that's always been highly regarded, just a short walk from the heart of Brigg.



**BILTONS**

THE PERSONAL  
AGENTS

[WWW.BILTONS.CO.UK](http://WWW.BILTONS.CO.UK)

01724 642002



## 22A BIGBY HIGH ROAD



### DESCRIPTION

This detached bungalow is something special, offering plenty of space inside and gorgeous, uninterrupted open-field views at the back.

Step inside and you'll find a bright, inviting hallway that leads straight into the dining room — big enough to gather the whole family or host friends around a 10-seater table. The kitchen is beautifully finished and filled with natural light, with a handy separate utility room to keep everything tidy. The living room feels cosy and welcoming, complete with a log-burning stove, while the full-width sunroom is the perfect place to relax, with doors opening directly onto the immaculate rear garden.

The principal bedroom on the ground floor is a real treat — a generous double with a touch of hotel-style luxury in its ensuite bathroom, featuring a freestanding bath and a walk-in shower. Two further well-sized bedrooms and a stylish family bathroom complete the main level. Upstairs, there's a versatile room currently used for hobbies and storage, but it could easily be turned into an extra bedroom if needed.

Outside, there's plenty of parking space, The gardens are a real highlight — beautifully kept lawns, large patio areas for entertaining, summer houses, and even a workshop. All this, with those open countryside views and sunshine to enjoy throughout the day.

### ENTRANCE HALLWAY

Accessed through a composite door with built in storage and a radiator.

### DINING ROOM

With a uPVC double glazed window to side aspect, radiators X 2, space for a six seater table and stairs to the first floor and a storage cupboard.

### LIVING ROOM

With uPVC double glazed windows X 2 to rear aspect, uPVC double glazed French doors into conservatory, radiators X 2 and a feature gas stove.

### CONSERVATORY

With a uPVC double glazed door to side aspect, uPVC double glazed French doors to rear aspect, uPVC double glazed windows surrounding and a radiator.

### KITCHEN

With a uPVC window and door to side aspect, range of wall and base units with granite worktops, stainless steel one and a half drainer sink, integrated dishwasher, eye level electric fan assisted oven, eye level oven/grill with warming tray, pull out spice rack.

### UTILITY

With a uPVC double glazed window to front aspect, radiator, base units with wood effect worktops, sink, space and plumbing for a washing machine, space for a dryer, space for a fridge/freezer and cupboard housing boiler.

### MASTER BEDROOM

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

### MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, walk in shower wet room style, contemporary bath, vanity housed stone hand wash basin, WC and chrome towel heater.

### BEDROOM TWO

With uPVC double glazed windows to front and side aspect, radiator.

### BEDROOM THREE

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

## **FAMILY BATHROOM**

With an opaque uPVC double glazed window to front aspect, P shaped bath with overhead shower, WC, vanity housed hand wash basin and a chrome towel heater.

## **FIRST FLOOR LANDING**

Up an open wooden staircase.

## **BEDROOM FOUR**

With Velux style windows to ceiling and a radiator.

## **EXTERNALLY**

The front of the property has dwarf bricking walling with a tarmac drive in drive out driveway which provides off street park for several vehicles and leads to the car port. The rear of the property is fully enclosed, south facing and non over looked, laid to lawn, Indian sandstone paved patio area, timber shed, workshop, greenhouse.

## **22A BIGBY HIGH ROAD**











## 22A BIGBY HIGH ROAD

### ADDITIONAL INFORMATION

**Local Authority –**

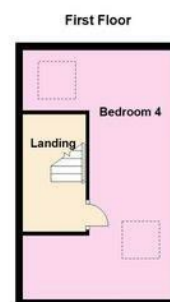
**Council Tax – Band D**

**Viewings – By Appointment Only**

**Floor Area – 1905.00 sq ft**

**Tenure – Freehold**





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>		
(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 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

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

01724 642002

<https://biltons.co.uk/>

**BILTONS**  
THE PERSONAL  
AGENTS

[WWW.BILTONS.CO.UK](http://WWW.BILTONS.CO.UK)

01724 642002