



Ash grove, Brigg



4



1



2

£185,000



## Key Features

- IDEAL FOR TOWN AMENITIES
- EXTENDED SEMI HOUSE
- INTEGRAL GARAGE
- ENCLOSED GARDENS
- MULTI FUEL STOVE
- EXCELLENT FTB HOME
- EPC RATING TBC
- FREEHOLD





Conveniently situated to take advantage of the town centre amenities this well presented extended semi detached house with integral garage is an excellent first family home with secure rear gardens. The home includes 2 reception rooms, one of which features a multi-fuel cast iron stove which supplements the gas fired heating, and an extensively appointed galley style kitchen appointed with a range of white fronted units. The 3 double and 1 single bedrooms are served by a first floor family bathroom with both bath and separate shower enclosure. The primarily lawned garden is an excellent, secure space for both pets and children alike.

#### ENTRANCE

A Pvcu door opens to a reception lobby with stair to the first floor.

#### LOUNGE 4.13m x 3.32m (13'6" x 10'11")

Ideal for cool winter evening this forward facing room centres on the brick lined fireplace with cast iron multi-fuel stove and is well lit by a forward facing Pvcu window.

#### DINING ROOM 4.13m x 3.06m (13'6" x 10'0")

A multi use room suited to being either a formal dining room, games room or second sitting room with laminated flooring, media recess, fitted shelves and deep under stair cupboard.

#### KITCHEN 5.19m x 2.13m (17'0" x 7'0")

A well appointed galley style kitchen with an extensive range of cream fronted high and low units with inset 1 1/2 bowl sink unit, space and plumbing for both a dishwasher and automatic washing machine, electric cooker recess with chimney style extractor over, space for an upright fridge/freezer, vertical radiator, laminated floor, Pvcu window overlooking the garden, walk-in pantry store and side entry door.

#### SPLIT LANDING

#### BEDROOM 1 3.13m x 2.43m (10'4" x 8'0")

A generous forward facing double room with radiator and built in double wardrobe.

#### BEDROOM 2 3.13m x 2.16m (10'4" x 7'1")

A further double room to the rear with laminated flooring.

#### BEDROOM 3 3.34m x 2.39m (11'0" x 7'10")

The final, forward facing room with laminated flooring and access to the roof space.

#### BEDROOM 4 2.7m x 2.16m (8'11" x 7'1")

A rear facing room currently used as a dressing room but suited to use as either a nursery or work space.

#### BATHROOM 2.38m x 2.31m (7'10" x 7'7")

Appointed with a suite to include a corner bath with mixer shower, close coupled wc, pedestal wash hand basin,, extractor fan and recessed tiled shower enclosure. ( Measurements exclude recessed shower. )

#### OUTSIDE

The property is fronted by a panel fence with lawn beyond. A concrete reception drive leads to the integral GARAGE (6.37m x 2.40m internally) with up and over door, light and power, wall mounted gas fired combination boiler and twin doors to the rear. The enclosed rear of the garden offers a secure space for both children and pets and features a central lawn, raised balustrade timber deck and timber garden shed.

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

### KEY FACTS FOR BUYERS

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