



Churchill Avenue , Brigg



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£179,950



## Key Features

- NO UPWARD CHAIN
- VIEWS TO FIELDS
- ESTABLISHED AREA
- 3 CAR DRIVE
- OPEN PLAN KITCHEN/DINER
- COUNCIL TAX BAND C
- EPC RATING D
- FREEHOLD





Enjoying rear views towards open fields this detached family home is situated in a popular residential area on the fringe of Brigg. Ideal for modern living the home includes a bay fronted lounge leading to an open plan dining kitchen with useful utility entrance off. The first floor bedrooms are served by a family bathroom with 3 piece suite. In addition to the single garage there is 3 car driveway parking and the gravel topped garden could provide additional parking if required.

### Entrance

A UPVC door opens to the hall with laminated flooring, radiator, and cloaks cupboard.



### Lounge 4.75m x 3.61m (15'7" x 11'10")

A forward facing family room with UPVC double glazed bay window, laminated flooring, radiator, TV aerial point, cornice, ceiling rose, light oak style fire surround with conglomerate back and a hearth and inset electric fire. A square arch opens to dining kitchen.

### Dining kitchen 4.48m x 3.24m (14'8" x 10'7")

A full width room with UPVC double glazed windows to the side and rear aspects and appointed with a range of light oak style high and low units with contrasting worktops to include inset stainless steel sink unit, integrated refrigerator, inset four burner gas hob with extractor over and oven under, central base units with three further units over, under stair store cupboard, laminated flooring and rear personnel door.

### Utility entrance

A practical space with plumbing for an automatic washing machine, venting for a tumble dryer, UPVC door and matching windows.

### Landing

Centrally placed with radiator, UPVC double glazed window, access to the roof space and cupboard housing the gas fired central heating boiler.



### Bedroom one 4.64m x 2.62m (15'2" x 8'7")

A forward facing double room with UPVC double glazed window, radiator and fitted wardrobes to one wall.

### Bedroom two 3.53m x 2.6m (11'7" x 8'6")

Enjoying views to open fields this second double room includes a radiator and UPVC double glazed window.

### Bedroom three 1.86m x 2.71m (6'1" x 8'11")

A forward facing room with radiator and UPVC double glazed window.

### Bathroom 1.86m x 1.95m (6'1" x 6'5")

Appointed with a suite to include a close coupled WC, pedestal wash hand basin, panelled bath with mains shower over, part tiled walls, electric towel, radiator, extractor fan and UPVC double glazed window.

### Outside

The property is fronted by a gravel topped garden and a side drive allows parking for up to 3 vehicles. There is a detached brick built garage (5.17 m x 2.31 m) with up and over door and electric power. The remainder of the garden is grassed and there is a useful brick store attached to the garage.

### 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 C. 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

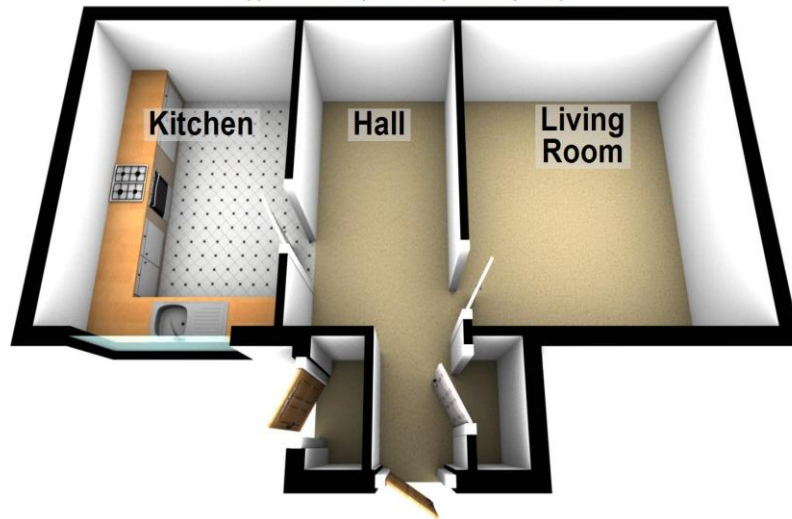
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.





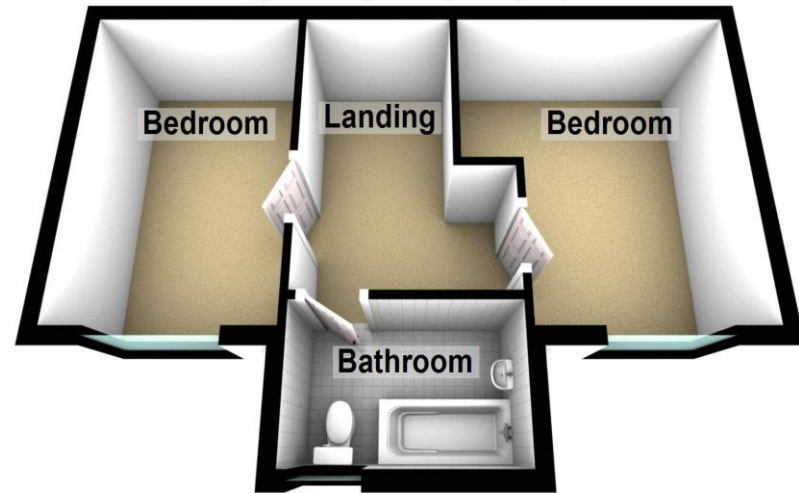
### Ground Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



### First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Total area: approx. 67.1 sq. metres (722.1 sq. feet)

