



Maple Close, Brigg



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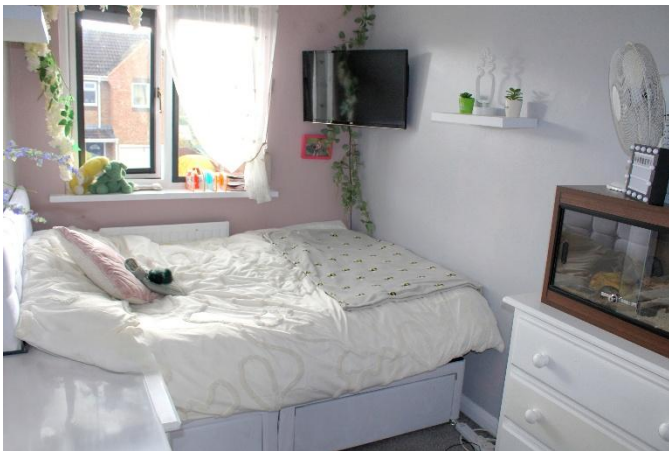
£260,000



Key Features

- SOUGHT AFTER ADDRESS
- EXTENDED FAMILY HOME
- 5m CONSERVATORY
- STYLISH MASTER SUITE
- ENCLOSED LOW MAINTENANCE GARDEN
- 4 CAR PARKING.
- EPC RATING C
- FREEHOLD





Situated in one of the towns' premier locations this extended semi detached home offers the flexibility demanded by modern family life together with extensive reception parking. The home offers an excellent informal social space with the centrally placed dining area linking to the forward facing lounge, kitchen and 5m conservatory which in turn connects to the enclosed, easily maintained rear garden. The practicalities are also catered for by a useful utility, ground floor toilet and large integral store/gym. In addition to the 5m main bedroom, with its indulgent en suite, there are 3 further bedrooms which could be used as a home office, nursery or dressing room if required. A traditionally appointed bathroom, with over bath shower, completes the accommodation.

Internal viewing strongly advised.

ENTRANCE

A composite door opens to a reception lobby with radiator and stair to the first floor.

LOUNGE 3.47m x 4.17m (11'5" x 13'8")

A stylish forward facing room with feature media wall, coving, radiator and under stairs store.

DINING AREA 2.75m x 2.47m (9'0" x 8'1")

Centrally situated and connecting the principal ground floor rooms with oak style flooring, coving and radiator.

KITCHEN 2.76m x 2.13m (9'1" x 7'0")

Appointed with a range of high and low blue painted units with wood grain style worktops and including an inset sink unit, slimline dishwasher, electric oven with chimney style extractor over, tiled splash areas, quarry tiled floor and 9 under lit units at eye level.

CONSERVATORY 5.13m x 3m (16'10" x 9'10")

Connecting home to garden and comprising of Pvcu double glazed panels over brick plinths with solid sloping roof, laminated flooring and French doors to the garden.

UTILITY 2.73m x 1.56m (9'0" x 5'1")

A practical space with plumbing for an automatic washing machine, storage and wall mounted gas heating boiler.

CLOAKROOM

With 2 piece suite.

STORE

Converted from the former garage with light and power and door to the front.

LANDING

An L shaped landing with central arch and access to the main roof space.

BEDROOM 1 5.04m x 2.75m (16'6" x 9'0")

A generous forward facing room with radiator, laminated flooring and media wall.

EN SUITE

An indulgent space with glazed and tiled walk in shower enclosure with both rainwater head and hand held attachment, close coupled wc, vanity basin, chrome radiator and laminated flooring.

BEDROOM 2 3.8m x 2.75m (12'6" x 9'0")

A forward facing double room with radiator. (Maximum measurements.)

BEDROOM 3 2.84m x 2.51m (9'4" x 8'2")

A further forward facing room with radiator and bulkhead plinth. (Maximum measurements.)

BEDROOM 4 2.76m x 2.05m (9'1" x 6'8")

A flexible room currently used as a dressing room but also suited for use as either an office or nursery.

BATHROOM 2.03m x 1.83m (6'8" x 6'0")



Appointed with a traditional suite in white to include a close coupled wc, double ended bath with side mounted telephone style mixer attachment, and mains shower over, pedestal wash hand basin, radiator and part tiled walls.

OUTSIDE

The property enjoys a broad open frontage with both a gravel topped reception area and block paved drive which allows parking for 4 cars. A high side gate allows access to an enclosed rear garden which has been designed with ease of maintenance in mind and features a full width flagged terrace, area of artificial turf and further deep, gravel topped seating area with large timber summer house.

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

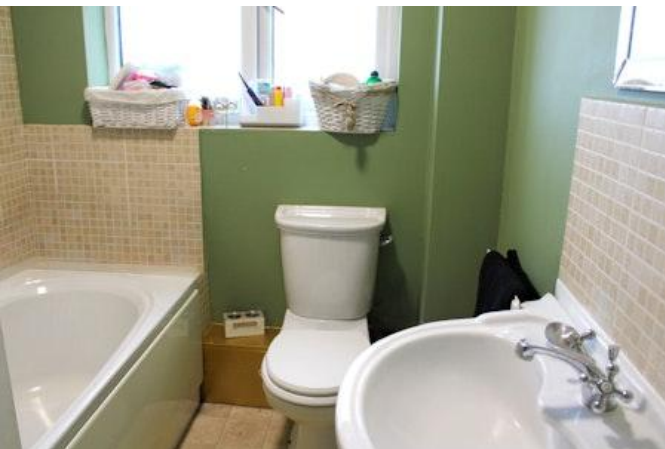
We understand that the latest Council Tax banding indicates that the property is a BAND B. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

