



Poppyfield Way, Brigg.



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£290,000



Key Features

- WELL PROPORTIONED THROUGHOUT
- 7M CONSERVATORY
- EN SUITE AND FAMILY BATHROOM
- ENCLOSED GARDENS
- RECEPTION PARKING
- CONVENIENT FOR TOWN AMENITIES
- EPC RATING C
- FREEHOLD





Situated in a maturing residential area this contemporary styled detached home offers comfortable, well proportioned family accommodation with convenient access to the town centre amenities.

There is an easy flow to the home: the forward facing lounge, separate dining area and the 7m conservatory form an excellent suite of rooms which in turn opens to the secure rear gardens - ideal for those warm summer evenings. The lounge can also be separated by twin doors to create a more private retreat. The ground floor is completed by a well appointed kitchen with a good range of cream fronted units with integrated appliances including a 5 burner gas range, dishwasher and refrigerator.

The generous proportions continue to the first floor where the 4 bedrooms are served by both a refurbished en suite together with a family bathroom.

Family and guests alike are well catered for by the block paved reception area and the former garage has been converted in to storage areas with both internal and external access.

An excellent detached family home is a most popular residential area.

RECEPTION HALL

CLOAK ROOM 1.52m x 1.31m (5'0" x 4'4")

STORE / UTILITY 2.87m x 1.78m (9'5" x 5'10")

LOUNGE 4.95m x 3.28m (16'2" x 10'10")

DINING ROOM 2.85m x 2.56m (9'5" x 8'5")

CONSERVATORY 3.65m x 7m (12'0" x 23'0")
P SHAPED - MAXIMUM MEASUREMENTS

KITCHEN 4.51m x 2.84m (14'10" x 9'4")

LANDING

BEDROOM 1 4.14m x 3.64m (13'7" x 11'11")

EN SUITE 1.63m x 1.63m (5'4" x 5'4")

BEDROOM 2 3.45m x 2.88m (11'4" x 9'5")

BEDROOM 3 3.38m x 2.91m (11'1" x 9'6")

BEDROOM 4 2.92m x 2.5m (9'7" x 8'2")

BATHROOM 2.07m x 1.82m (6'10" x 6'0")

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 D. 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.





