



17 Bramble Way, Brigg, DN20 8FD

**£265,000**

A great family home positioned in a quiet cul de sac in the popular market town of Brigg.

To the ground floor there is a good size lounge, modern kitchen diner with bifolding doors that access the rear garden, separate utility room and downstairs W.C. Upstairs there are three double bedrooms, one with a recently updated en-suite and a family bathroom. Outside there is a rear garden with both a decking and patio area, off road parking for a couple of access and a integral garage.

Available for viewings now, please get in touch for more info or to book a viewing.

Entrance hall



Bedroom one 10'10" x 9'8" (3.31 x 2.95)



Kitchen diner 21'0" x 10'0" (6.42 x 3.06)



En-suite 8'4" x 4'7" (2.55 x 1.41)



Utility room 9'0" x 6'3" (2.76 x 1.93)



Bedroom two 11'7" x 11'0" (3.55 x 3.37)



Lounge 14'10" x 11'7" (4.54 x 3.55)



Downstairs W.C.

Bedroom three 10'0" x 9'4" (3.06 x 2.87)



Family bathroom 9'4" x 5'11" (2.87 x 1.81)

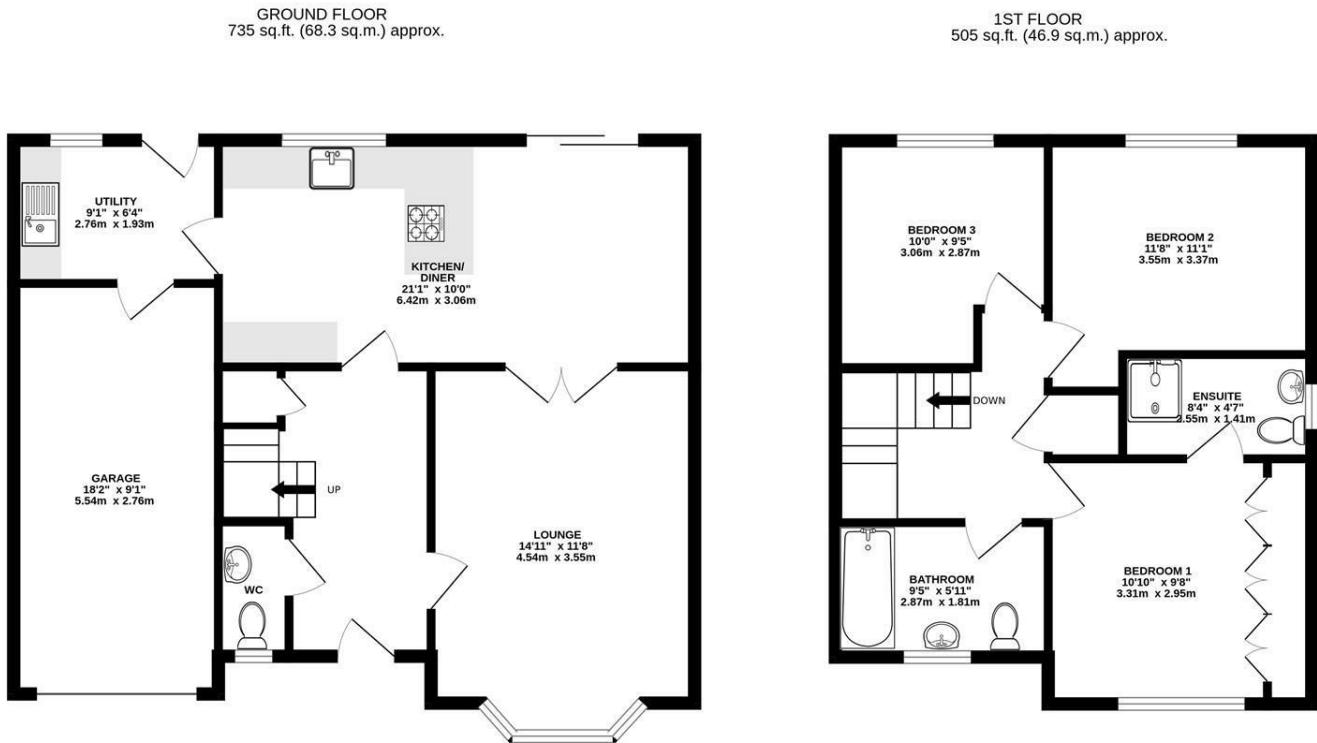


Garage 18'2" x 9'0" (5.54 x 2.76)

Outside



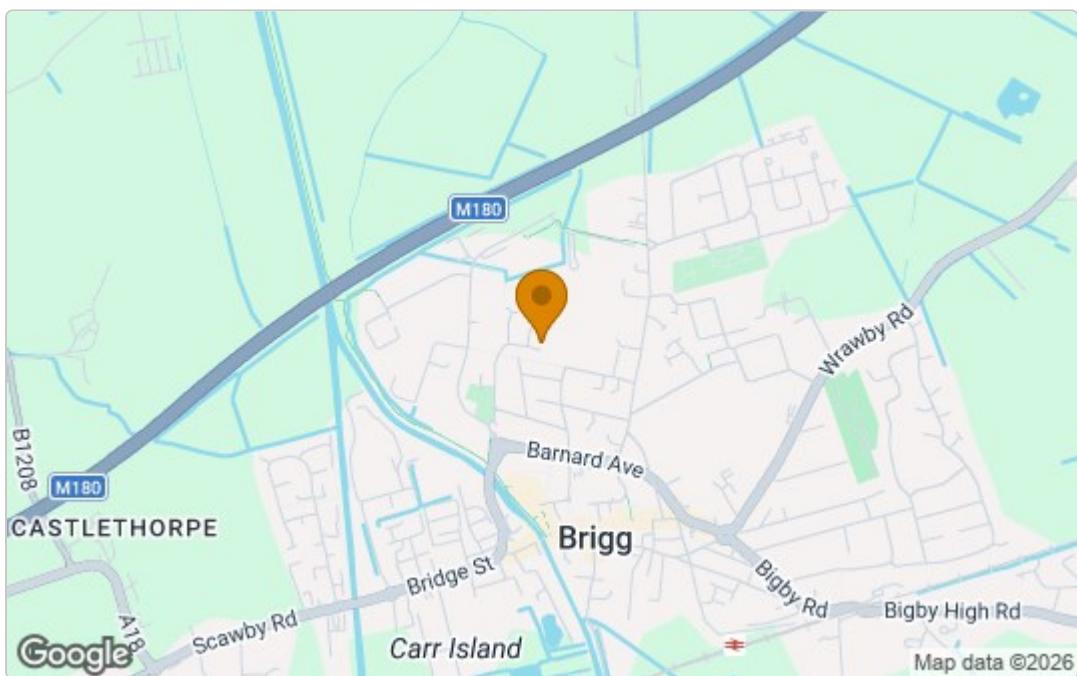
## Floor Plan



**TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.