



2 Maple Close, Brigg  
£200,000



## 2 Maple Close

Brigg, Brigg

No upward chain. Three bedroom semi in a sought-after area with lounge, dining area, kitchen, two shower rooms, private garden, drive and garage.

Ideal family home or workspace.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No onward Chain
- Sought After Residential Area
- Forward Facing Lounge
- Enclosed Rear Garden
- 2 Reception Rooms
- 2 Shower Rooms
- Garage and Drive
- Council Tax Band B





### **Reception Hall**

A generous entrance providing a warm welcome with stair to the first floor.

### **Lounge**

13' 7" x 11' 8" (4.13m x 3.56m)

A well lit forward facing, bay fronted room centred on the mahogany style fire place with inset modern pebble electric fire. A square arch connects to the dining area.

### **Dining Area**

9' 1" x 8' 1" (2.78m x 2.47m)

A relaxed social space enjoying access to the enclosed rear gardens and to the kitchen.

### **Kitchen**

9' 1" x 6' 8" (2.76m x 2.04m)

Well appointed with a range of high and low cream fronted units with woodgrain style tops and including a built in refrigerator together with an inset gas hob with extractor over and oven under.

### **Rear Entrance**

Allowing access to both the garage and the rear garden.

### **Shower Room**

A fully tiled, practical addition with quadrant shower enclosure with electric shower, close coupled wc, wash hand basin and extractor fan.

### **Landing**

Centrally situated with gallery rail, bulkhead store cupboard and access to the roof space.

### **Bedroom 1**

12' 7" x 8' 2" (3.84m x 2.48m)

A forward facing double room.



**Bedroom 2**

10' 3" x 8' 10" (3.13m x 2.70m)

A further double room overlooking the garden.

**Bedroom 3**

9' 3" x 6' 9" (2.82m x 2.05m)

A forward facing room ideal as a work space. Includes airing cupboard. ( Maximum Measurements.)

**Family Shower Room**

6' 0" x 5' 7" (1.84m x 1.69m)

Appointed with a suite to include a close coupled wc, pedestal wash hand basin, shower enclosure with electric shower , towel radiator and part tiled walls.

**Buyers Aml Fees and pre-purchase Checks**

Agents are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale.

We will receive a portion of the fee to cover the administration of this process.

We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.

## GARDEN

The property is fronted by an open plan lawn and a block paved reception drive leads to the attached Garage. Immediately to the rear of the home there is a flagged patio which overlooks the lawn with inset stepping stones. The side and rear boundaries are marked by panel fencing.

## GARAGE

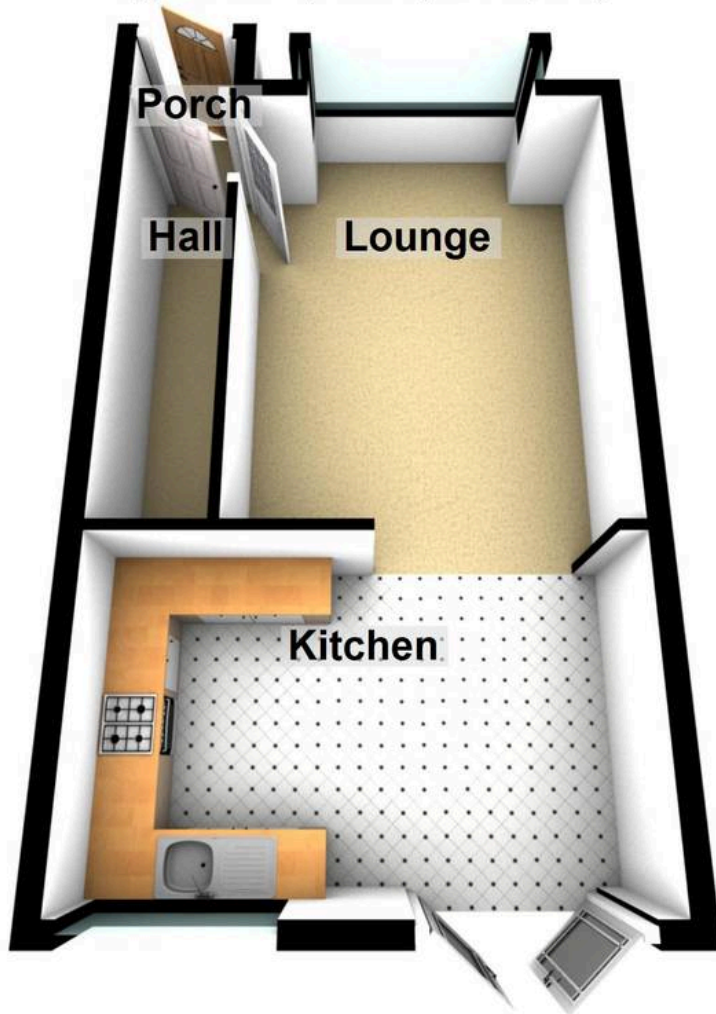
Single Garage

Attached garage



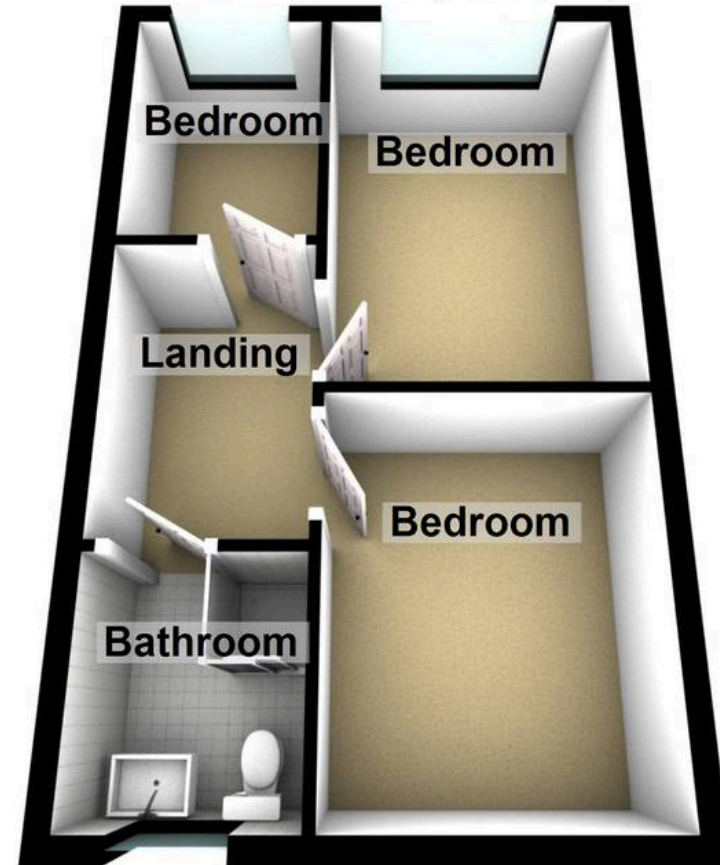
## Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



## First Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 69.1 sq. metres (743.9 sq. feet)



## Newton Fallowell Brigg

Newton Fallowell Estate Agents, 2 Wrawby Street - DN20 8JH

01652 783030 • [brigg@newtonfallowell.co.uk](mailto:brigg@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/](http://www.newtonfallowell.co.uk/)