



**1 Emmary Close  
Brigg, DN20 0SN  
£185,000**

*Bella*  
properties

Presenting for sale this immaculately presented three bedroom semi detached home located on Emmerly Close, Broughton. This property is in great condition, and bound to catch the eyes of first-time buyers and families looking for a ready-to-move-in home.

The property is characterised by a harmonious blend of modern design elements and a functional layout. It comprises the entrance hall, study, spacious living room, kitchen, sun room and W/C to the ground floor. Upstairs, you will find the landing, three sizeable bedrooms and the bathroom. Externally, there is off road parking to the front of the property, and a beautifully presented rear garden which consists of Astroturf and patio area.

Contact us now to arrange your viewing on this stunning home!



**Hall** 2'10" x 10'1" (0.87 x 3.08)

Entrance to the property is via the front door and into the hall. Internal doors lead to the living room and study. Stairs lead to the first floor accommodation.

**Living Room** 22'0" x 12'0" (6.71 x 3.67)

Carpeted with coving to the ceiling, two central heating radiators, uPVC window faces to the front of the property and uPVC French doors lead to the rear garden.

**Study** 12'9" x 8'7" (3.89 x 2.64)

Laminate flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Kitchen** 8'11" x 8'7" (2.72 x 2.64)

Tiled flooring with spotlights and uPVC windows and door face to the sun room. Base height and wall mounted units with countertops, splashbacks and integrated appliances.

**Sun Room** 5'3" x 8'7" (1.62 x 2.64)

Tiled flooring with space and plumbing for white goods and uPVC windows and door face to the rear garden.

**W/C** 2'7" x 5'3" (0.79 x 1.62)

A two piece suite consisting of toilet and sink with vanity unit.

**Landing** 6'10" x 6'1" (2.09 x 1.87)

Internal doors lead to all three bedrooms and bathroom.

**Bedroom** 15'11" x 8'8" (4.87 x 2.65)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the rear of the property.

**Bedroom** 8'1" x 12'0" (2.48 x 3.67)

Carpeted with central heating radiator, spotlights, built in wardrobes and uPVC window faces to the rear of the property.

**Bedroom** 6'11" x 12'0" (2.12 x 3.67)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the front of the property.

**Bathroom** 6'10" x 5'6" (2.1 x 1.7)

A three piece suite consisting of shower, toilet and sink with vanity unit. Heated towel rail and spotlights.

**External**

To the front of the property is a well presented gravelled garden. To the side of the property is a block paved driveway for off road parking. The rear garden is beautifully presented with Astroturf, patio seating area ideal for entertaining and wooden storage shed.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





## Ground Floor



## First Floor



Total area: approx. 88.7 sq. metres (954.6 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

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		
		EU Directive 2002/91/EC