



37 Elswick Hopper Close
Brigg, DN20 8FT
£194,950

Bella
properties

Located in the popular market town of Brigg, this three bedroom terraced home is brought to the market for sale by Bella Properties. Built by the reputable Keigar Homes, this new build style home is modern throughout, and perfect for a family.

The property itself briefly comprises of the lounge, kitchen/diner and W/C on the ground floor, with the landing, three sizeable bedrooms and the family bathroom to the first floor. Externally, there are well presented gardens to both the front and rear as well as off road parking.

Deceptively spacious throughout and beautifully presented, viewings are available immediately and come highly recommended!



Lounge 14'0" x 14'4" (4.27 x 4.37)

Entrance to the property is via the front door and into the lounge. Carpeted with central heating radiator and uPVC window faces to the front of the property. Carpeted stairs lead to the first floor accommodation.

Kitchen/Diner 14'4" x 10'7" (4.37 x 3.23)

Vinyl effect flooring with spotlights, central heating radiator and uPVC windows and French doors to the rear garden. A mixture of base height and wall mounted units with countertops and splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

W/C 3'0" x 6'9" (0.92 x 2.07)

Vinyl effect flooring with uPVC window facing to the rear of the property. A two piece suite consisting of toilet and sink with vanity unit.

Landing

Carpeted with internal doors leading to all three bedrooms, family bathroom and storage cupboard.

Bedroom One 11'11" x 12'11" (3.64 x 3.95)

Carpeted with central heating radiator and uPVC window faces to the front of the property. Internal door leads to the en-suite.

En-Suite 5'5" x 5'6" (1.66 x 1.69)

Vinyl effect flooring with central heating radiator. A three piece suite consisting of corner shower cubicle, sink and toilet.

Bedroom Two 10'11" x 8'9" (3.35 x 2.67)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bedroom Three 10'4" x 8'9" (3.15 x 2.67)

Laminate flooring with central heating radiator and uPVC window facing to the rear of the property.

Bathroom 7'9" x 6'8" (2.38 x 2.05)

Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the front of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a lawned garden with a block paved area for off road parking. The rear garden is paved with a lawn and storage shed.

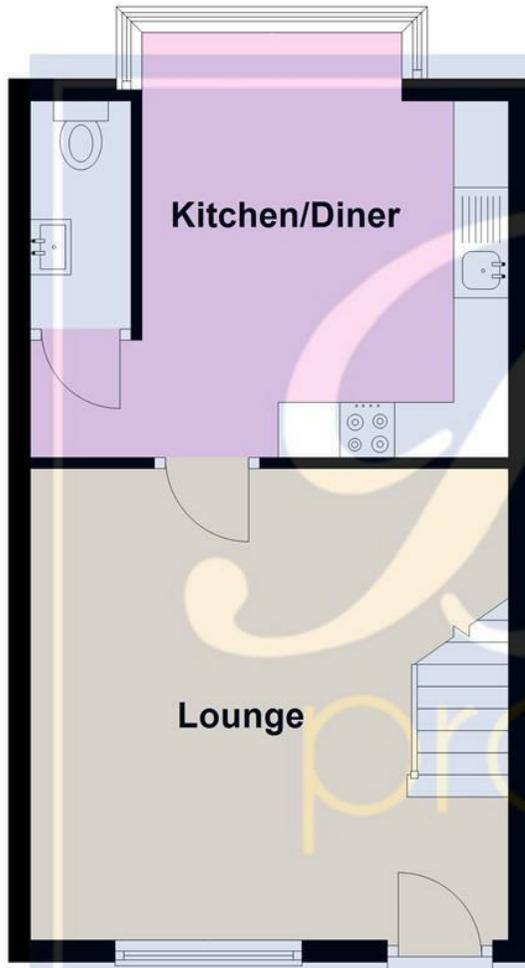
Disclaimer

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Ground Floor



First Floor



Total area: approx. 81.2 sq. metres (874.0 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		95
(81-91) B		
(69-80) C	83	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		