



25C Glebe Road  
Brigg, DN20 8QG  
£225,000

*Bella*  
properties

**\*\* Stunning Family Home! \*\*** Bella Properties welcomes to the market this beautiful, detached family home, located on Glebe Road in Brigg. Neutrally decorated throughout, this home is ideal for a family and is ready to move into! Close to Brigg's amenities including local schools, shops, restaurants and supermarkets, as well as transport links to further afield, viewings are available on this property straight away and are sure to be popular!

The property itself briefly comprises the entrance porch, living room, inner hallway, W/C, kitchen/diner, utility and garage on the ground floor. To the first floor is the landing, three bedrooms with an en-suite from the master, and family bathroom. Externally, there is off road parking to the front of the property, with a lovely garden to the rear which is laid to lawn with patio seating area.



**Porch** 5'8" x 3'1" (1.75 x 0.95)

Entrance to the property is via the front, side door and into the porch. uPVC window faces to the front of the property and internal doors lead to the garage and living room.

**Living Room** 17'3" x 12'4" (5.27 x 3.76)

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

**Inner Hall** 7'6" x 3'1" (2.31 x 0.96)

Internal doors lead to the W/C, kitchen/diner and living room. Carpeted stairs lead to the first floor accommodation.

**W/C** 3'3" x 5'9" (1.01 x 1.76)

Laminate flooring with central heating radiator and uPVC window faces to the side of the property. A two piece suite consisting of toilet and sink.

**Kitchen/Diner** 20'9" x 7'8" (6.33 x 2.35)

Laminate flooring with coving to the ceiling, spotlights, central heating radiator and uPVC window and French doors lead to the rear garden. Base height and wall mounted units with complimentary counter tops, tiled splashbacks, integrated oven, hob and overhead extractor fan and integrated stainless steel sink and drainer. Carpeted dining area.

**Utility** 4'11" x 5'9" (1.52 x 1.76)

Laminate flooring with central heating radiator and external door leads to the side of the property. Countertop with space and plumbing for white goods.

**Landing** 14'9" x 6'3" (4.52 x 1.92)

Carpeted with central heating radiator and uPVC window faces to the side of the property. Internal doors lead to the three bedrooms, storage cupboard and family bathroom.

**Bedroom One** 12'8" x 8'6" (3.88 x 2.61)

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

**En-Suite** 5'11" x 6'0" (1.81 x 1.83)

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

**Bedroom Two** 10'11" x 10'6" (3.33 x 3.21)

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

**Bedroom Three** 10'2" x 8'9" (3.12 x 2.68)

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

**Bathroom** 6'3" x 8'2" (1.92 x 2.49)

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

**External**

To the front of the property is a lawned front garden, with a block paved driveway for off road parking. Access to the rear of the property is down either side. The rear garden is laid to lawn with patio area and wooden storage shed.

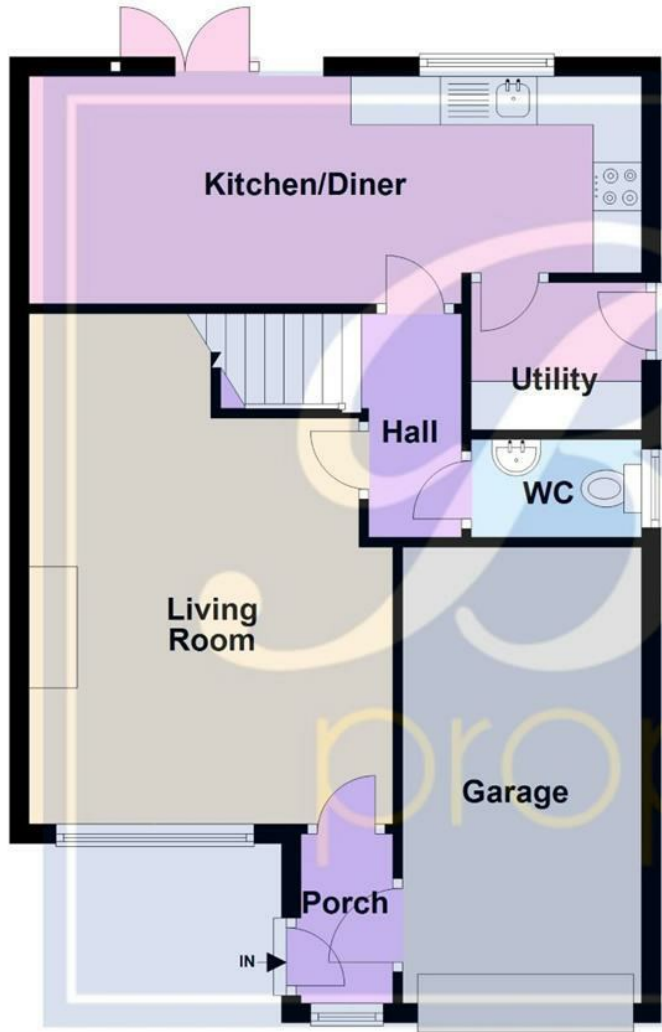
**Disclaimer**

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## Ground Floor



## First Floor



Total area: approx. 104.8 sq. metres (1127.9 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		86
(81-91) B		
(69-80) C	75	
(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		
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