



O'Hanlon Avenue, Brigg



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£235,000



## Key Features

- SOUTH FACING REAR GARDENS
- NO ONWARD CHAIN
- 7.54M LOUNGE/DINER
- CONSERVATORY
- SPLIT LEVEL SHOWER ROOM
- GARAGE AND WORKSHOP
- EPC RATING TBC
- FREEHOLD





NO ONWARD CHAIN.

Situated in a rarely available, and sought after residential area, this generous 2 bedroom detached bungalow enjoys south facing, private rear gardens to the rear aspect. The home is centred on the 7.54m dual aspect lounge with feature fireplace and patio doors leading down the double glazed conservatory - an outstanding space for informal socialising. The beech style kitchen connects the dining area to the central hall which in turn allows access to the 2 double bedrooms, both of which have fitted furniture. A split level shower room completes the accommodation. In addition to the 2 car reception parking there is a single garage with useful workshop area beyond - ideal for the keen hobbyist. The south facing gardens are best enjoyed from the walled terrace which connects house to home.

**ENTRANCE** 2.98m x 1.28m (9'10" x 4'2")

A large porch with full depth double glazed panels to 2 sides and recessed entrance with Pvcu door to hall.

**HALL**

Centrally situated with coving, access to the roof space, radiator and door to garage.

**KITCHEN** 3.28m x 2.4m (10'10" x 7'11")

Appointed with a range of high and low beech style units with light flecked worktops and including an inset stainless steel sink unit, gas cooker with extractor over, under the counter spaces for a refrigerator, freezer and automatic washing machine, tiled splash areas, larder store housing the floor standing gas fired boiler and insulated cylinder and double glazed window to the front.

**LOUNGE/DINER** 7.54m x 3.62m (24'8" x 11'11")

(MAXIMUM MEASUREMENTS OVERALL) A generous dual aspect social space widening to the lounge area with 2 radiators, carved pine fire surround with decoratively tiled slips

and inset coal effect gas fire, recessed display shelving and wide patio doors down to the conservatory.

**CONSERVATORY** 3.3m x 3.07m (10'10" x 10'1")

Two steps lead down from the lounge to a south facing conservatory comprising of full depth double glazed panels with sloping translucent roof, tiled floor and French door to the side terrace.

**BEDROOM 1** 3.62m x 2.93m (11'11" x 9'7")

A south facing double room with triple wardrobe with mirror doors, draw units, fitted shelving and radiator.

**BEDROOM 2** 3.61m x 2.91m (11'10" x 9'6")

A further south facing double room with radiator and 2 double wardrobes with storage over and under.

**SHOWER ROOM** 2.61m x 1.69m (8'7" x 5'6")

A split level room with suite in white to include a close coupled wc, pedestal wash hand basin, quadrant shower enclosure with electric shower, waterproof panelling to full height, radiator, fitted storage units and tongue and groove panelled ceiling.

**OUTSIDE**

The property is fronted by a low wall with neat lawn beyond. A 2 car block paved drive leads to the GARAGE with partitioned workshop area with fitted bench. A side path leads to the enclosed, south facing rear with lawn, shrub borders and timber shed. The rear is best viewed from the walled terrace which leads from the conservatory.

**TENURE**

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

**COUNCIL TAX**

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



### FLOOR PLAN

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







