



9 Bigby High Road, BRIGG, DN20 9HB

Price £325,000



- Presented to a High Standard Throughout
- Modern Kitchen
- Ground Floor WC
- Stylish Shower Room
- Garage
- Two Reception Rooms
- Separate Utility Room
- Three Double Bedrooms
- Landscaped Gardens
- Garden Bar



Bell Watson Estate are delighted to market for sale this beautifully presented and extended family home in a desirable location of Brigg. The property has been renovated to a high standard by the current owners and briefly comprises an entrance hallway, front facing reception room, kitchen open to the sunroom, a separate utility room and ground floor WC. The first floor is served by three double bedrooms and a stylish shower room. Outside you will find off road parking to the front of the property with the rear garden being fully enclosed and landscaped to include multiple patio areas, a sectional garage and a well appointed garden bar! Must be viewed to appreciate the standard of accommodation.



## LOCATION

Located on the outskirts of Brigg within a short walking distance of the Brigg Garden centre and the town centre which offers an abundant range of amenities including supermarkets, local shops, restaurants and public houses. Also located within close and easy access of the M180 motorway, Barnetby Railway station approx 4 miles away and Humberside International Airport 8 miles distant.

## ACCOMMODATION

Arranged over two floors with the ground floor extended to the rear. Finished to a high standard having solid oak internal doors throughout.

## HALL

Enter the property via the uPVC front door into the hallway having solid wood flooring, two pendant lights to the ceiling, a central heating radiator, a uPVC double glazed window and external door to the side aspect and carpeted stairs with an under stair storage cupboard leading to the first floor landing.

## KITCHEN 3.92m (12' 10") x 3.61m (11' 10")

Being open plan to the sunroom this kitchen is the ideal space for entertaining and hosting guests. Providing a range of wall and base units this kitchen is fitted with granite counter tops and a 1.5 under mount stainless steel sink and chrome mixer tap over having tiled splash backs. There is a 5 ring gas hob, an integrated double oven and dishwasher, a central island breakfast bar and space for a free standing fridge freezer. Light fitting to the ceiling, a central heating radiator and wood effect cushion flooring.

## LOUNGE 3.24m (10' 8") x 3.12m (10' 3")

Enjoying a large uPVC double glazed bay window fitted with wooden shutter blinds to the front aspect and a gas fireplace being the focal point of the room. There are storage cupboards built into the alcoves, a light fitting and coving to the ceiling, a central heating radiator and solid wood flooring.

## SUNROOM 5.06m (16' 7") x 3.94m (12' 11")

This fantastic addition to the property enjoys a roof lantern window and bifold doors opening to the rear garden. There is ceiling and wall lighting, a solid wood flooring with under floor heating and an air conditioning system.

## UTILITY ROOM 2.09m (6' 10") x 2.40m (7' 10")

Providing a range of wall and base units fitted with butcher block effect counter tops and tiled splash backs. There is an under counter recess with plumbing for a washing machine and tumble dryer. A large built in cloak cupboard, a light fitting and coving to the ceiling, a uPVC double glazed window to the side aspect, a central heating radiator and wood effect cushion flooring.

## GROUND FLOOR WC

A fully tiled WC comprising a combination unit to include a WC, stone wash basin, countertop and storage. There is a frosted uPVC double glazed window to the side aspect, a pendant light to the ceiling and solid wood flooring. The gas combination boiler is located here.

## LANDING

Climb the carpeted stairs to the first floor landing having a uPVC double glazed window to the side elevation, a pendant light, coving and loft access with pull down ladder to the ceiling.

## MASTER BEDROOM 3.91m (12' 10") x 3.04m (10' 0")

Providing a range of fitted bedroom furniture having a uPVC double glazed window to the rear elevation, a light fitting to the ceiling, a central heating radiator, a TV point and carpeted flooring.

## BEDROOM TWO 3.37m (11' 1") x 3.04m (10' 0")

Having a uPVC double glazed window to the front elevation fitted with wooden shutter blinds, a pendant light to the ceiling, a central heating radiator, a TV point and carpeted flooring.

## BEDROOM THREE 2.74m (9' 0") x 2.40m (7' 10")

Also double in size having a uPVC double glazed window to the front elevation fitted with wooden shutter blinds, a pendant light to the ceiling, a central heating radiator, a TV point and carpeted flooring.

## SHOWER ROOM 2.35m (7' 9") x 2.03m (6' 8")

A fully tiled suite incorporates a walk in unit fitted with mains rainfall shower and hand held shower head, a mounted wash basin with chrome mixer tap and storage and a closed couple WC. The shower room is fitted with a storage cupboard and wall mirror having lighting. There are spotlights to the ceiling, a uPVC frosted double glazed window to the rear elevation, a central heated towel rail and wood effect tiled flooring.

## GARDEN BAR 3.50m (11' 6") x 3.52m (11' 7")

A well appointed timber construction with Veranda having been insulated is currently used as the 'Garden Pub' Fitted with countertop and bar fridge, lighting, electricity, WiFi connection and wood effect cushion flooring.

## OUTSIDE

The front garage is predominately hard standing providing off road multiple vehicle parking. Double timber gates to the side of the property lead to the fully enclosed and landscaped rear garden. You will find flagged patio areas, one having a timber pergola over with polycarbonate roofing, well manicured borders and a sectional garage with electric roller door to the front, a window to the rear, lighting and power points. There is outside lighting, power points and a cold water tap. A slabbed pathway leads to the garden bar.

## FIXTURES AND FITTINGS

All integrated appliances, fitted furniture, light fittings, fixed internal timber blinds and floor coverings are to be included within the sale of the property.

## SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

## COUNCIL TAX

The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council.

















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