



33 Elm Way, Brigg, DN20 8AN

£325,000

Extended four bed detached family home that is ready to move straight into in the popular market town of Brigg.

To the ground floor you have an entrance, lounge, W.C, dining room that leads on to the modern kitchen and separate utility and then a really impressive billiard room that can be used as a further reception room if required with access on to the rear garden. To the first floor you have four bedrooms all of which are good sizes. The master has a en suite shower room and walk in wardrobe, there is also a further family bathroom.

Outside there is a detached garage, low maintenance garden and further outside room that the sellers use as a hot tub room. There is also off road parking for a couple of vehicles to the front. Available for viewings now please call the office to book your appointment!

Entrance hall

Lounge 20'0" x 12'0" (6.10 x 3.66)



Bedroom one 17'10" x 9'7" (5.45 x 2.94)



En-suite



Kitchen 17'10" x 9'6" (5.45 x 2.92)



Walk in wardrobe

Bedroom two 12'4" x 9'6" (3.78 x 2.92)



Utility room 12'0" x 5'9" (3.66 x 1.76)

Dining room 18'8" x 15'5" (5.71 x 4.71)



Billiard room 19'3" x 15'0" (5.88 x 4.59)



Bedroom three 11'2" x 9'6" (3.41 x 2.92)

Downstairs W.C.

First floor landing

Bedroom four 9'10" x 7'0" (3.01 x 2.15)



Family bathroom 9'4" x 7'0" (2.85 x 2.14)



Garage 18'4" x 12'0" (5.59 x 3.66)

Garden room 14'2" x 11'5" (4.33 x 3.50)



Outside



# Floor Plan

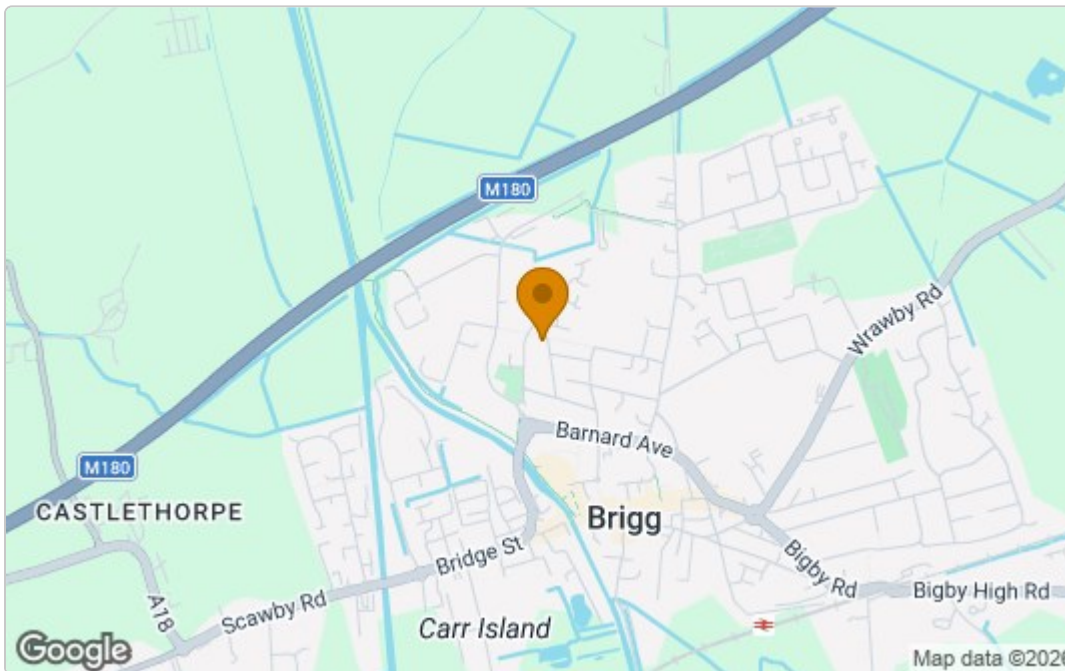


TOTAL FLOOR AREA : 2344 sq.ft. (217.7 sq.m.) approx.

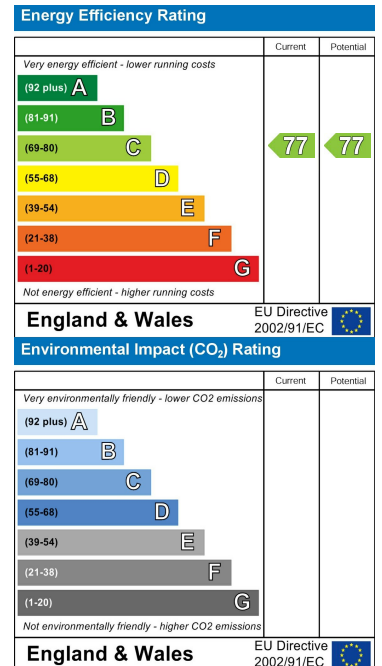
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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Cade Estate Agency Ltd Company No. 11153015

52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA

T: 01724 372 011 E: info@cade.co.uk W: cade.co.uk