

Buy. Sell. Rent. Let.



lovelle



Waltham Road, Brigsley



5



2



3

When it comes to
property it must be



lovelle



Guide price £369,000



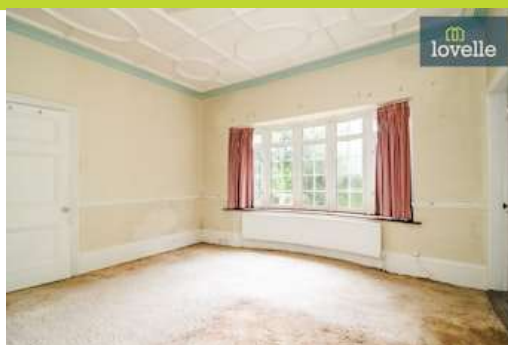
Being sold by modern method of auction - t&c's apply. Starting Bid £369,000.

This spacious and characterful five-bedroom detached bungalow in Brigsley, near Waltham village, featuring three reception rooms, two well-equipped bathrooms, an open-plan kitchen, extensive gardens to the front and rear that also incorporate a building plot, offers a unique opportunity for families and retirees seeking a property with masses of potential in a highly sought-after location surrounded by green spaces.

Key Features

- Sold By Modern Method Of Auction
- Gas Central Heating, UPVC Double Glazing
- Detached Bungalow
- 5 Bedrooms
- Sought After Location
- Private Drive & Garage
- EPC rating C
- Tenure: Freehold





Being sold by modern method of auction - t&c's apply. Starting Bid £369,000.

Lovelle offer to market this substantial detached bungalow in Brigsley for sale, nestled close to the charming village of Waltham and just five minutes to the Lincolnshire Wolds. This characterful property comes with a very generous two thirds of an acre (STS) plot with extensive gardens situated both to the front and the rear of the property, that also include a building plot that benefits from outline planning permission. Surrounded by green spaces, walking, and cycling routes, it is positioned in a highly sought-after location, ideal for families and retirees alike.

This impressive property offers spacious accommodation that includes five bedrooms, two bathrooms, three reception rooms, an open-plan kitchen dining living room & utility room. The house is full of characterful features including grand, high ceilings to most of the ground floor that adds to the overall sense of space.

The bedrooms are all of considerable size. Bedroom one is a spacious double with built-in wardrobes, a bay window, and an ensuite bathroom. Bedroom two is a double room, featuring built-in storage and dual aspect windows. Bedroom three has a vintage tiled fire breast, built-in storage, and is a spacious double. Bedroom four is a spacious single with built-in wardrobes, while bedroom five is a spacious loft room with Velux windows.

The two bathrooms are well-equipped. Bathroom one is an ensuite to the second bedroom, or master bedroom should you choose and has a large corner bath with a shower, WC, built-in sink with vanity, and dual windows. Bathroom two boasts a heated towel rail, drop-in/sunken bath, WC, vanity sink, and shower.

The open-plan kitchen features a kitchen island, ample worktop space, a gas hob and oven, lots of cupboard space, and is bright and airy, being open-plan to reception room two. There is also access to the utility room which has a sink and plumbing for a washer & dryer, providing practicality to the space.

The three reception rooms are all unique in their charm. Reception room one is at the heart of the house featuring a log burner with an impressive brick inglenook fireplace, access to the conservatory, and a bay window, letting plenty of natural light flood in. Reception room two is open-plan to the kitchen and has access to the conservatory and patio doors leading to the garden. It also has a traditional log burner set within another inglenook fireplace as an inviting addition to the space. Reception room three is a conservatory with surrounding windows, offering a bright space with direct access to the garden.

Unique features of the property also include UPVC double glazing, gas central heating, a private driveway & garage, a spacious enclosed garden, workshop/outbuilding and a greenhouse. So, if you are looking for a

property that offers space, character, and potential in a sought-after location, look no further & book in a viewing today!

Building Plot

The property has outline planning permission granted for the splitting of the existing plot to create a separate building plot for the erection of 1 detached dwelling. Full plans and permission can be found on North East Lincolnshire Councils Planning portal using the following reference: DM/1175/23/OUT

Measurements

Reception room 1 5.80m x 6.50m
Kitchen/Reception room 2 5.80m x 6.50m
Conservatory 2.33m x 5.44m
Utility 2.75m x 3.04m
Bedroom 1 4.26m x 3.97m
Bedroom 2 4.10m x 3.63m
Bedroom 3 4.09m x 3.67m
Bedroom 4 3.13m x 2.95m
Loft room 3.31m x 5.00m
Ensuite bathroom 3.59m x 2.44m
Bathroom 2 2.61m x 2.62m

Auctioneer Note

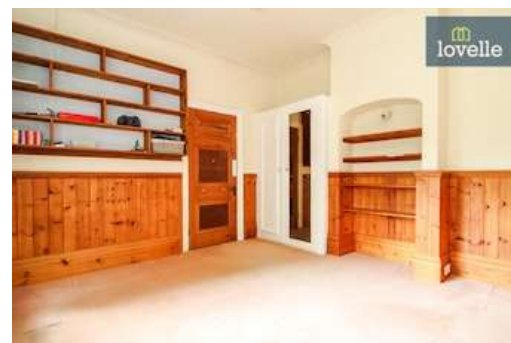
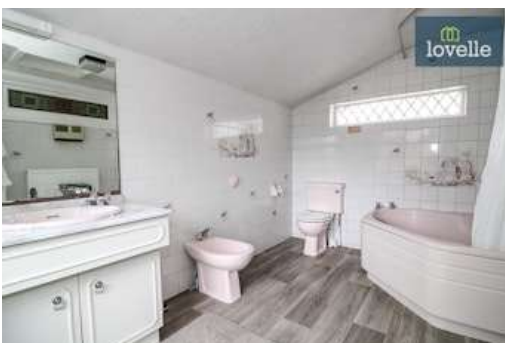
The information above has been provided by the vendor and may not be accurate. Please refer to the property's Buyer Information Pack. (You can download this on the right hand side of the page) or speak to the Auction Specialist for the most up to date information.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile & Broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.









Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate. The plans are not to be relied upon and are to be used for illustrative purposes only.
 Plan produced using Planity.

When it comes to **property**
 it must be


lovelle

01472 251918
 grimsby@lovelle.co.uk

