



2 Bakersfield, Wrawby, Brigg, DN20 8SZ

**£270,000**



- Superb Detached Bungalow
- NO UPWARD CHAIN
- Three Double Bedrooms
- Modern Kitchen and Bathroom
- Lounge, Dining Room (Third Bedroom) and Conservatory
- Enclosed Rear Garden
- Driveway and Single Garage
- Highly Desirable Village Location
- Internal Inspection Highly Recommended
- Council Tax Band C

Beautifully Presented Detached Bungalow in the Sought-After Village of Wrawby....

Situated on the edge of the highly desirable village of Wrawby, this exceptional detached bungalow offers an enviable blend of countryside tranquility, generous living space, and modern-day comfort. Immaculately maintained throughout, the property provides versatile accommodation ideally suited to a range of buyers seeking single-storey living in a picturesque setting.

A welcoming entrance hall leads through to a spacious and light-filled lounge, seamlessly flowing into the dining room/third bedroom and onwards to a delightful conservatory, creating the perfect space for both relaxation and entertaining. Enjoying attractive views over the low-maintenance rear garden, the conservatory comes complete with an air conditioning unit, making it a peaceful retreat throughout the seasons.

The accommodation further comprises two well-proportioned bedrooms, a contemporary bathroom, and a stylish kitchen. Externally, the property continues to impress with a private and well-established garden, a single garage, and a generous driveway providing ample off-road parking for several vehicles.



This substantial bungalow occupies a sought-after position within the highly desirable village of Wrawby, close to the historic market town of Brigg. Combining the appeal of a semi-rural setting with excellent convenience, the property enjoys easy access to a wide range of local amenities. Brigg town centre is just a short drive away, offering an excellent selection of shops, schools, cafés, restaurants, and its popular weekly markets. The area is well connected by road, providing straightforward access to Scunthorpe, Grimsby, and the wider Lincolnshire region. For those who appreciate the outdoors, the stunning Lincolnshire Wolds—an Area of Outstanding Natural Beauty—are within easy reach, offering scenic walking routes, charming villages, and beautiful countryside landscapes.

## ACCOMMODATION

The well-appointed accommodation is thoughtfully arranged across a single level, offering a spacious and practical layout designed for modern living. With an excellent flow between the principal rooms, the property provides both comfort and versatility, catering effortlessly to a variety of lifestyles. Generous living spaces combine with functional design to create a home that is equally suited to relaxing, entertaining, and everyday family life.

## HALLWAY

A bright and welcoming entrance hall featuring quality wooden flooring and a glazed uPVC entrance door, creating an impressive first impression. Enhanced by decorative coving and two stylish pendant ceiling light fittings, the space offers both character and elegance. A loft hatch provides access to additional storage space, while a built-in storage cupboard offers practical everyday convenience. Doors lead to the principal accommodation throughout the property.

## LOUNGE 5.16 M X 3.63 M

A spacious and well-presented reception room featuring a bay window and additional side window, allowing an abundance of natural light to flood the space. Complemented by decorative coving, fitted carpet, two ceiling light fittings and a radiator, creating a comfortable and inviting living environment.

## KITCHEN 4.24 M X 3.02 M

Fitted with a modern range of high-gloss wall and base units incorporating a stainless steel sink unit, NEFF induction hob with extractor hood over, and built-in NEFF double ovens. Further benefits include an integrated fridge/freezer and a cupboard housing the Worcester boiler. A window overlooks the rear garden, while a glazed uPVC door provides access to the side elevation. Finished with practical vinyl flooring and ceiling light fittings, creating a stylish and functional space.

## DINING ROOM/BEDROOM THREE 3.23 M X 3.02 M

A versatile reception room which could be utilised as a formal dining room or third bedroom, featuring wooden flooring continuing from the entrance hall, decorative coving and a ceiling light fitting. Sliding uPVC patio doors provide access to the conservatory and allow for an abundance of natural light.

## CONSERVATORY 3.66 M X 2.51 M

A useful additional reception space of uPVC construction set upon a brick base, enjoying views over the garden. The room benefits from vinyl flooring, a wall-mounted air conditioning unit with remote control, and a single door providing direct access to the outside, making it a comfortable and versatile space for year-round use.

## BEDROOM ONE 3.56 M X 3.48 M

A well-proportioned double bedroom positioned to the front elevation, featuring fitted carpet, decorative coving and a ceiling light fitting. The room benefits from a range of built-in wardrobes with matching bedside tables, providing excellent storage. Access is provided to the former en-suite, which is currently utilised as a useful storage cupboard and benefits from fitted shelving, vinyl flooring, a ceiling light fitting and retained plumbing connections, offering potential for reinstatement as an en-suite facility if desired.

## BEDROOM TWO 4.01 M X 3.63 M

A comfortable double bedroom enjoying pleasant views over the rear garden. The room features fitted carpet, decorative coving and a ceiling light fitting, together with access to the loft space, providing additional storage potential.

## BATHROOM

Appointed with a modern walk-in shower and a vanity unit incorporating a porcelain wash hand basin with useful storage beneath. A mirror set within attractive Mermaid boarding provides a stylish finish, while further features include a chrome heated towel rail, ceiling light fitting and a front-facing window providing natural light and ventilation.

## STEP OUTSIDE

The front garden is predominantly laid to lawn and complemented by attractively planted, low-maintenance borders. A block-paved pathway leads to the entrance door and continues around both sides of the property. Wooden side gates to either side provide secure access to the rear garden. A block-paved driveway extends along the side of the property and continues to the rear, providing access to a detached single garage, which benefits from a door to the front and a separate pedestrian access door from the garden.

The rear garden has been designed with ease of maintenance in mind and features a paved pathway surrounding the property, together with a paved path leading to the garage access door. A paved patio seating area provides an ideal space for outdoor entertaining and relaxation. The garden is further enhanced by dwarf brick walls with planted borders, decorative pebbled areas and a useful uPVC storage unit.

## FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

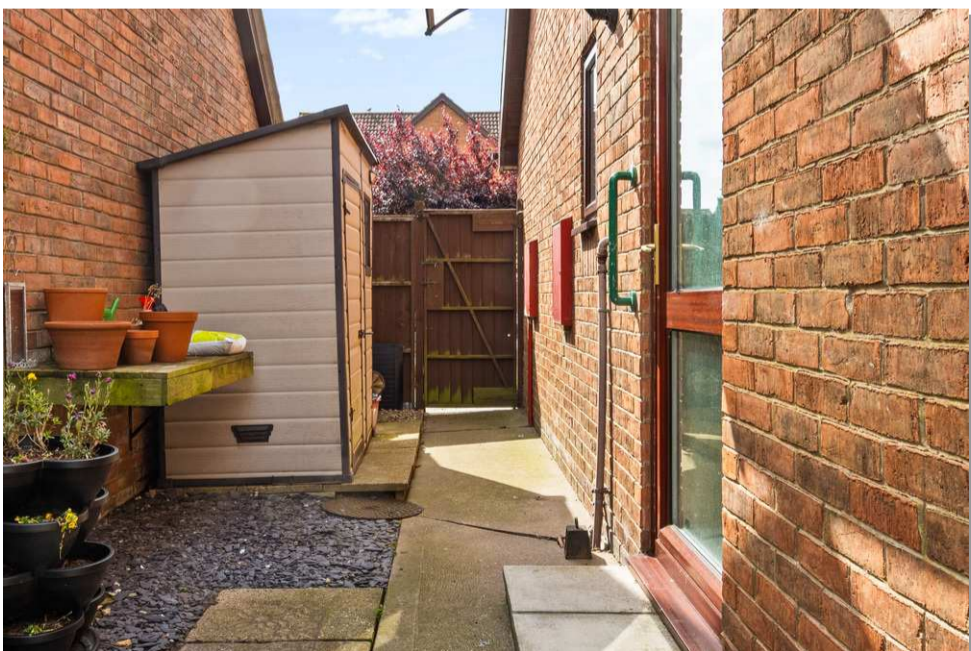
## SERVICES (NOT TESTED)

Mains electricity and gas, water and drainage are all understood to be connected to the property. The property also benefits from owned solar panels, providing a renewable energy source that can help reduce electricity costs and improve the home's overall energy efficiency.

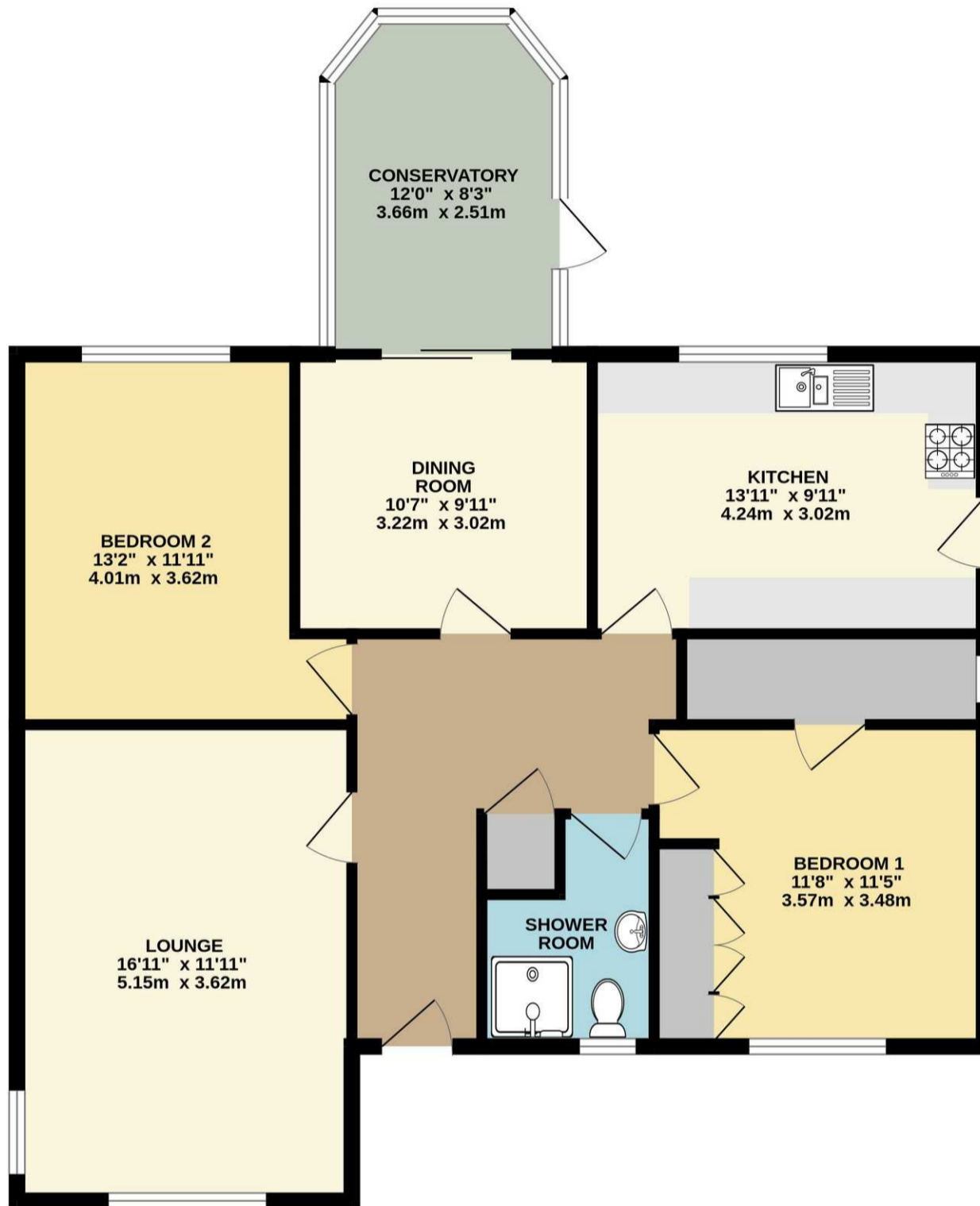
## COUNCIL TAX

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





GROUND FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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.  
Made with Metropix ©2026

**PROPERTY MISDESCRIPTION**

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Bell Watson & Co Limited. Registered Office: 66 Wrawby Street DN20 8JE  
Registered in England and Wales Number 06966294. Regulated by RICS