



6 Bakersfield, Wrawby
£255,000

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Wrawby, Brigg

NO ONWARD CHAIN. Flexible, generously proportioned 3 bedroom detached bungalow in sought after location. Includes 6m lounge, breakfast kitchen, fully tiled shower room and garden room. Secure rear gardens together with 3 car reception parking and garage. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No onward chain
- 6.17 m lounge
- Stylish kitchen
- Garage
- Rarely available location
- Garden room
- 3 car parking
- Enclosed garden





ENTRANCE

A recessed and lit entrance with Pvcu door opens to the hall with coving, decorative box arch and wall plaques, airing cupboard.

LOUNGE

20' 3" x 11' 11" (6.17m x 3.62m)

A generous dual aspect room with oriel bay to the front and additional window to the side aspect. The room has ample space for a dining table and there is a feature electric fire set in a timber surround together with 2 radiators, coving and central arch with decorative plasterwork. Max measurements.

BREAKFAST KITCHEN

9' 4" x 12' 10" (2.84m x 3.90m)

Ideal for everyday socialising and well appointed with a range of high and low white fronted units with complementary worktops and contrasting tiled splash areas. The room includes a ceramic sink unit, space for both a dishwasher and automatic washing machine, integrated fridge and freezer, built in oven with stores over and under, electric hob with extractor over, radiator and breakfast bar.

BEDROOM 1

14' 2" x 9' 11" (4.31m x 3.03m)

A rear facing double room with walk in square bay to the rear, radiator and a range of fitted furniture to include wardrobes, dressing table and bedside drawer units.



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14' 2" x 9' 11" (4.31m x 3.03m)

A rear facing double room with walk in square bay to the rear, radiator and a range of fitted furniture to include wardrobes, dressing table and bedside drawer units.

BEDROOM 2

11' 5" x 8' 10" (3.48m x 2.69m)

A rear facing double room with radiator, coving, display shelving and French doors to the garden room.

GARDEN ROOM

7' 11" x 8' 11" (2.41m x 2.71m)

Enjoying views and access to the enclosed rear garden and comprising of double glazed windows over brick plinths with terrazzo style flooring, electric heater, solid roof and doors to the garden.

BEDROOM 3

10' 8" x 7' 6" (3.26m x 2.29m)

A side facing room with radiator and a good range of fitted furniture to include wardrobes, drawers, dressing table and bedhead cupboards. Access to the roof space.

BATHROOM

9' 9" x 5' 7" (2.98m x 1.70m)

A fully tiled room with suite in white to include a vanity wash hand basin, close coupled wc, wide glazed and tiled shower enclosure, radiator, spot lighting and coving.

Garden

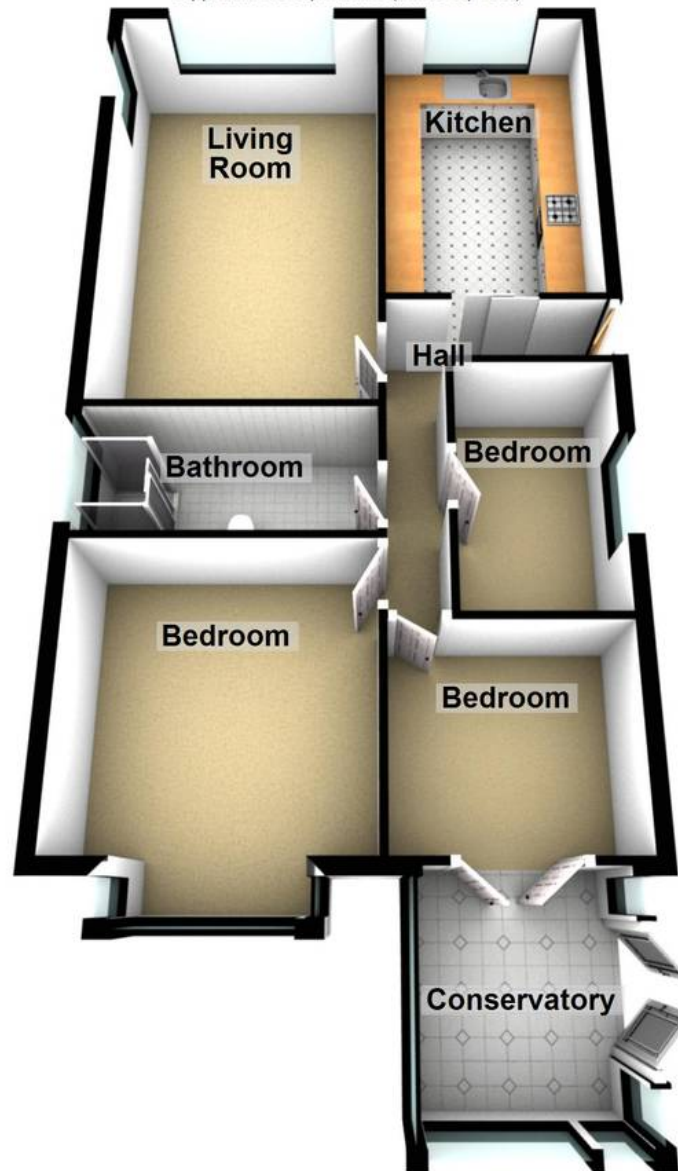
The property is discreetly situated in a small cul de sac and is fronted by a neat lawn with shrub borders and a trellis and arch opens to a further side lawn. A 3 car concrete driveway leads to the attached garage with electric door and rear personnel door to the garden. The rear is enclosed and again features a lawn with inset shrubs.

BUYERS AML FEES AND PRE-PURCHASE CHECKS are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £25 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale. We will receive a portion of the fee to cover the administration of this process. We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.



Ground Floor

Approx. 77.8 sq. metres (837.5 sq. feet)



Total area: approx. 77.8 sq. metres (837.5 sq. feet)



Newton Fallowell Brigg

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