



19 Bigby Street, BRIGG, DN20 8ED

Price £185,000



- GRADE II LISTED
- ORIGINAL FEATURES
- CELLAR
- DETACHED GARAGE
- CENTRALLY LOCATED
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- ENCLOSED REAR GARDEN

Bell Watson Estate Agents are pleased to market for sale this traditional GRADE II listed, well proportioned mid terraced property, favourably positioned in the market town of Brigg. The property enjoys many original features and briefly comprises, an entrance hallway, two reception rooms, kitchen, cellar, three bedrooms and a bathroom. Externally there is a detached garage, rear garden, storeroom and utility room. Being sold with no upward chain!



## LOCATION

The property is located in a sought after residential area and within a short walking distance to the centre of the market town of Brigg. The main shopping street has a host of small shops and businesses and there are well respected junior and secondary schools. There is easy access to the M180 motorway, a railway station in the nearby village of Barnetby and Humberside Airport close by at Kirmington.

## ACCOMMODATION

Arranged over two floors.

### ENTRANCE HALL

Enter the property via the timber front door into a welcoming entrance way enjoying original features, a light fitting to the ceiling, a central heating radiator, tiled flooring and stairs to the first floor.

### FRONT RECEPTION ROOM 5.32m (17' 5") x 3.61m (11' 10")

Having a timber framed sash window and electric central fire with marble surround. There is a wall light, pendant light and coving to the ceiling, a central heating radiator and wood effect laminate flooring.

### DINING ROOM 4.07m (13' 4") x 3.68m (12' 1")

Having a timber framed sash window to the rear aspect, built in cupboards to the recess, a light fitting to the ceiling, a central heating radiator and solid wood flooring.

### KITCHEN 4.81m (15' 9") x 1.66m (5' 5")

Providing a range of wall and base units fitted with complimentary worktops, a 1.5 stainless steel sink with chrome mixer tap, and an integrated dishwasher, electric oven with gas hob having a built in extractor above. There is an under counter recess for a fridge, spotlights to the ceiling, a central heating radiator, a timber framed window and external door to the side aspect and cushion flooring.

### CELLAR 4.58m (15' 0") x 3.84m (12' 7")

Concrete steps take you down to the cellar with a window, power points and light fitting.

### FIRST FLOOR LANDING

Having a light fitting to the ceiling, timber floorboards and internal doors to three bedrooms.

### BEDROOM ONE 5.03m (16' 6") x 2.65m (8' 8")

Situated to the front of the property having a timber framed sash window, a built in cupboard, a light fitting to the ceiling, a central heating radiator and solid wood flooring.

### BEDROOM TWO 4.08m (13' 5") x 2.46m (8' 1")

Having built in storage cupboards, an original feature fireplace, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

### BEDROOM THREE 3.70m (12' 2") x 1.96m (6' 5")

Having a timber framed sash window to the front elevation, a light fitting to the ceiling, a central heating radiator and timber floorboards.

### BATHROOM 2.50m (8' 2") x 1.00m (3' 3")

A fully tiled bathroom suite comprises a P shaped bath with mains shower over, a pedestal wash basin with chrome mixer tap and a closed couple WC. There is a chrome central heated towel rail, spotlights to the ceiling, and a timber frame obscure window to the rear elevation.

## OUTSIDE

The property benefits having a brick built detached garage to the rear with access off Garden Street. The rear garden is fully enclosed with lawn and hard standing.

### UTILITY ROOM 3.43m (11' 3") x 1.31m (4' 4")

Housing the Ideal Logic Combination Boiler and provides lighting, electricity and plumbing for household appliances. There is an additional brick storeroom accessed via a timber door.

### 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 A as confirmed by North Lincolnshire Council.





#### PROPERTY MISDESCRIPTION

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