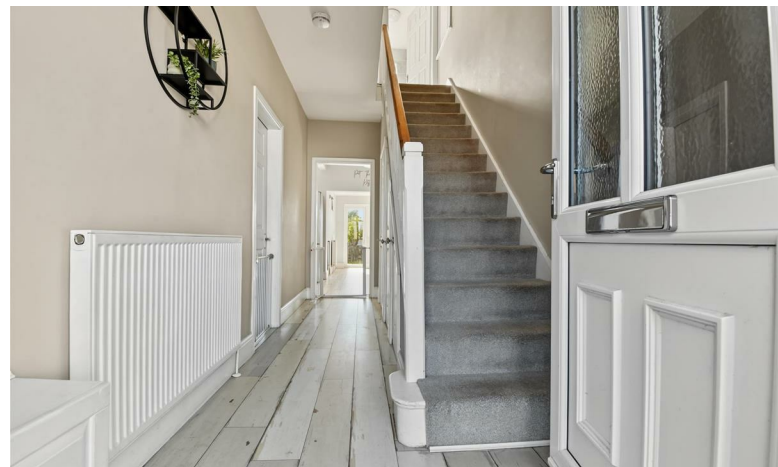




22 ST. HELENS ROAD
BRIGG, DN20 8BX

£290,000
FREEHOLD

Welcome to St Helens Road, Brigg – a beautifully presented detached family home occupying a superb position within the town's highly desirable 'Golden Triangle'.



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22 ST. HELENS ROAD



DESCRIPTION

Offering stylish, well-proportioned accommodation with a fantastic open-plan living space and a generous, private rear garden, this three-bedroom home is perfectly suited to modern family life while being ideally positioned for everything Brigg has to offer.

The property immediately makes a great impression, with an attractive frontage and off-street parking for a couple of vehicles. Stepping inside, the entrance hallway leads through to a welcoming forward-facing sitting room, where a beautiful log-burning stove creates a cosy focal point.

To the rear is undoubtedly the heart of the home – a spacious open-plan kitchen, dining and family room designed for both everyday living and entertaining. The kitchen offers an excellent range of storage, complemented by a wine cooler, while a feature fireplace adds further character to the space. There is plenty of room for both dining and relaxed seating, with French doors opening directly from the dining area onto the rear patio and garden beyond.

Upstairs, the property offers two generous double bedrooms alongside a well-proportioned third bedroom, currently arranged as a nursery. All three bedrooms are served by the family bathroom.

Outside, the rear garden is another real highlight. Generous in size and enjoying an excellent degree of privacy, it is predominantly laid to lawn with established fruit trees and a patio area providing the perfect spot for outdoor dining and entertaining.

Situated in one of Brigg's most sought-after residential areas, St Helens Road offers an excellent setting for families, with the town centre and its wide range of independent shops, cafés, restaurants, schools and

amenities within easy reach.

A fabulous family home combining character, modern open-plan living and a wonderfully private garden in a prime Brigg location. Early viewing is highly recommended.

LIVING ROOM

DINING ROOM

KITCHEN

DOWNSTAIRS WC

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

EXTERNALLY

The front of the property has a blocked paved driveway providing off street parking for several vehicles. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 990.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	60	
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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