



## 10 OLD SCHOOL CLOSE

BRIGG, DN20 8QN

£285,000  
FREEHOLD

Introducing the Kingston - a stunning example of a detached 4-bedroom home located on Old School Close, in the heart of Brigg.



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## DESCRIPTION

This beautiful family home boasts an open-plan kitchen and living area that seamlessly extends into a charming conservatory. The kitchen is equipped with a separate utility room and a convenient ground floor WC.

The living room features a formal dining area, complete with the signature Keiger Homes inglenook fireplace, adding a touch of elegance and warmth. On the first floor, you will find four generously sized bedrooms, with the master bedroom benefiting from en-suite facilities. Additionally, there is a well-appointed family bathroom.

The exterior of the property includes a block-paved driveway leading to a single attached garage, providing off-road parking for two vehicles. The front of the home overlooks a pleasant open green space. The rear gardens are designed for low maintenance, featuring astroturf and an elevated decking area with a bar, making it an ideal space for family gatherings and entertaining.

## ENTRANCE HALLWAY

Accessed through a composite door with a radiator and door into the garage.

## LIVING ROOM

With a UPVC double glazed window to front aspect, Keiger inglenook fireplace and a radiator.

## KITCHEN/DINER

With a UPVC double glazed window and French Doors to rear aspect, range of wall and base units with butcher block worktops, stainless steel single circular sink, integrated dishwasher, electric fan assisted oven, gas hob and extractor fan. central island with breakfast bar, radiators X 2, space for a six seater table.

## UTILITY

With a UPVC half glazed door to side access, space and plumbing for a washing machine and dryer, storage cupboard, stainless steel sink.

## DOWNSTAIRS WC

With an opaque UPVC double glazed window, WC, hand wash basin and radiator.

## CONSERVATORY

With UPVC windows and French doors into the garden, electric heater.

## FIRST FLOOR LANDING

With loft hatch access and airing cupboard.

## MASTER BEDROOM

With UPVC double glazed window to front aspect, space for a double bed with side draws and a radiator leading into:-

## MASTER EN-SUITE

With an opaque UPVC double glazed window, WC, hand wash basin, cubicle shower, towel radiator.

## BEDROOM TWO

With a UPVC double glazed window to front aspect, space for a double bed, over stairs storage and a radiator.

## BEDROOM THREE

With a UPVC double glazed window to rear aspect and a radiator.

## BEDROOM FOUR

With a UPVC double glazed window and a radiator.

## FAMILY BATHROOM

With an opaque UPVC double glazed window to rear aspect, panelled bath with overhead shower, WC, hand wash basin and a towel radiator.

## EXTERNALLY

The front of the property have a block paved driveway for two vehicles leading to the garage with electric roller shutter door. The rear rear garden is fully enclosed with timber fencing, astro turf grass, patio area and a bar.

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### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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