



**paul fox**  
the family estate agents

Price Guide  
**£200,000**

EPC Rating: to follow

## Ponderosa, 2 Main Street,

Saxby All Saints, Brigg, North Lincolnshire. DN20 0PZ  
3 Bedroom Cottage



✓ \*\*\*\* NO UPWARD CHAIN \*\*\* RENOVATION PROJECT \*\*\*\*

- ✓ ENTRANCE HALLWAY, 2 RECEPTION ROOMS, KITCHEN WITH PANTRY AND UTILITY AREA
- ✓ GROUND FLOOR BATHROOM, FIRST FLOOR PROVIDES 3 BEDROOMS,
  - ✓ EXTENSIVE LAWNED GARDENS,
- ✓ ROOM FOR AN EXTENSION SUBJECT TO PLANNING PERMISSION,
  - ✓ VIEWING STRONGLY RECOMMENDED

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

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## UNAPPROVED DRAFT BROCHURE

**\*\* NO UPWARD CHAIN \*\* RENOVATION PROJECT \*\* A superb opportunity to purchase a traditional, double fronted, cream finished cottage positioned within the desirable wold village of Saxby All Saints.**

### GROUND FLOOR

#### ENTRANCE HALL

With hardwood entrance door.

#### FRONT LIVING ROOM

Measures Approx. 4.10m x 4.15m (13' 5" x 13' 7")

With front horizontal sliding single glazed sash window, open fireplace with tiled surround and hearth, built-in storage cupboard, beamed ceiling, four single wall light points.

#### DINING ROOM

Measures Approx. 4.10m x 4.11m (13' 5" x 13' 6")

With horizontal sliding single glazed front window, beamed ceiling, feature inset original stove with wooden surround, tiled hearth, concealed staircase leading to the first floor accommodation with store cupboard.

#### KITCHEN

Measures Approx. 3.29m x 1.87m (10' 10" x 6' 2")

With rear wooden entrance door, rear window, Belfast ceramic sink unit with hot and cold water supply, tiled splash back, a range of base units, vaulted ceiling and a door leads through to:

#### PANTRY

Measures Approx. 2.33m x 1.86m (7' 8" x 6' 1")

With side window and fitted shelving.

#### REAR ENTRANCE/UTILITY

Measures Approx. 1.72m x 1.87m (5' 8" x 6' 2")

With vaulted ceiling, water supply and doors through to:

#### BATHROOM

Measures Approx. 1.82m x 1.85m (6' 0" x 6' 1")

With a three piece suite in white comprising high flush WC, pedestal wash hand basin, panelled bath, tiled surround, rear window and vaulted ceiling.



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## FIRST FLOOR

### LANDING

With rear window and airing cupboard housing the hot water tank.

### BEDROOM 1

Measures Approx. 4.18m x 4.08m (13' 9" x 13' 5")

With front horizontal sliding single glazed sash window.

### BEDROOM 2

Measures Approx. 2.59m x 4.14m (8' 6" x 13' 7")

With horizontal sliding single glazed sash window.

### BEDROOM 3

Measures Approx. 2.23m plus recess x 2.67m (7' 4" x 8' 9")

With front horizontal sliding single glazed sash window.



## GROUNDS

The property sits upon an extensive and broad plot of which benefits from adjoining open countryside to the side and to the rear and comes laid to lawn with mature planted trees. The gardens would allow room for an extension or an erection of outbuildings subject to approval and could even provide an additional plot.

## OUTBUILDINGS

Within the garden there is a number of timber and asbestos store sheds.

## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

There is no form of central heating however there is the benefit of electric, hot water immersion.

## DOUBLE GLAZING

The property has original single glazed sliding sash windows to the front.



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## **\*\* IMPORTANT \*\***

### **PURCHASE PROCEDURE**

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

### **THINKING OF SELLING?**

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

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