



**16 Woods Meadow,  
Brigg, North  
Lincolnshire, DN20 9ES**

Asking Price: £289,950

EPC: To be confirmed (0)



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**



### Accommodation Summary:

- AN OUTSTANDING MODERN DETACHED BUNGALOW
- HIGHLY DESIRABLE & RARELY AVAILABLE LOCATION
- FINE MAIN LIVING ROOM WITH REAR CONSERVATORY
- MODERN FITTED KITCHEN WITH UTILITY ROOM
- 2 LARGE DOUBLE BEDROOMS
- STYLISH RE-FITTED BATHROOM
- FRONT DRIVEWAY & INTEGRAL GARAGE
- PRIVATE REAR GARDENS
- NOT TO BE MISSED

### Description:

An outstanding modern detached bungalow located within a highly desirable and rarely available village position, offering immaculate and well proportioned accommodation throughout. The accommodation comprises, front entrance porch, inner hallway, a central open plan living/dining room with access to a rear conservatory, attractive fitted breakfasting kitchen enjoying a matching utility room and cloakroom, an inner hallway leads to 2 large double bedrooms and a modern re-fitted bathroom. Occupying delightful private gardens to the front and rear with ample parking and access to an integral garage.

### Rooms:

**Front Entrance Porch** With a front woodgrain effect uPVC double glazed entrance door with patterned leaded glazing with adjoining side lights, attractive wooden flooring, wall lantern and an internal glazed door with pattern glazing and adjoining side lights leads through to;

**Spacious Inner Hallway** 4'11" x 11'8" (1.5m x 3.56m). Includes continuation of attractive wooden flooring, wall to ceiling coving and doors that lead of to the living room and kitchen.



**Kitchen** 9'8" x 13' (2.95m x 3.96m). With a rear woodgrain effect uPVC double glazed and leaded window. The kitchen enjoys an extensive range of wooden effect furniture with two eye level cabinets having glazed fronts and internal glass shelving, brushed aluminum style pull handles, attractive complementary patterned working top with tiled splash backs incorporating a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, space for a gas cooker with overhead canopied extractor, built-in fridge freezer, space for a dishwasher, tiled effect flooring, wall to ceiling coving and door through to;



**Utility Room** Has a side uPVC double glazed woodgrain effect window with lead finish, matching rear entrance door with, matching furniture to the kitchen with a patterned worktop with tiled splash backs incorporating a stainless steel sink unit with drainer to the side and block mixer tap, plumbing for an automatic washing machine, space for an upright fridge freezer, continuation of tiled effect flooring from the kitchen, wall mounted Vaillant gas fired combination boiler, useful built-in storage cupboard with shelving and door to;



**Cloakroom** Has a side woodgrain effect uPVC double glazed and leaded window, low flush WC in white, part tiling to walls and cushioned flooring.

**Spacious Open Plan Lounge/Dining Room** 9' x 24'5" (2.74m x 7.44m). With broad front woodgrain effect uPVC double glazed and leaded bow window, matching internal sliding doors leads to a pleasant rear conservatory, feature electric fireplace with polished marble surround and projecting hearth and mantel, TV point, two double wall light points and internal French glazed doors leads to the inner hallway with access to the bedrooms and bathroom.



**Pleasant Rear Conservatory** 11'5" x 11'4" (3.48m x 3.45m). With dwarf walling and surrounding woodgrain effect uPVC double glazed windows with leaded top light, side French doors leads to the garden, polycarbonate hipped and pitched roof and tiled flooring.





**Front Double Bedroom 1** 11'9" x 10'6" (3.58m x 3.2m). With a front woodgrain effect uPVC double glazed and leaded bow window and fully fitted bank of mahogany wardrobes to one wall with mirrored fronts.

**Rear Double Bedroom 2** 13' x 11'4" (3.96m x 3.45m). With a rear woodgrain effect uPVC double glazed and leaded window, an extensive range of fitted bedroom furniture and wall to ceiling coving.

**Luxury Fitted Bathroom** 9'3" x 6'5" (2.82m x 1.96m). With a side woodgrain effect UPVC double glazed and leaded window with pattern glazing, enjoying a quality suite in white comprising a low flush WC, feature wash hand basin set within a vanity unit which is of a polished walnut effect with chrome pull handles, p-shaped panelled bath with overhead mains shower and glazed screen, wooden cushioned flooring, chrome towel rail, wall to ceiling coving and inset ceiling spotlights.

**Outbuildings** 9'10" x 18'1" (3m x 5.5m). The property enjoys the benefit of a large integral single garage with up and over front door, side uPVC entrance door and window and internal power and lighting.

Within the rear garden there is a timber store shed/workshop.

**Grounds** The property enjoys immaculate gardens with the front behind a dwarf boundary wall allowing parking via a concrete and pebble laid driveway with direct access to the integral garage and with gardens laying to lawn with brick raised border. The rear garden is of a generous size being principally lawned with a number of seating areas and mature well stocked borders.

**Double Glazing** The property benefits from full uPVC double glazed windows and doors.

**Central Heating** There is a modern gas fired effect central heating system to radiators.

