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the family estate agents

Price Guide

£165,000

EPC Rating: TBC

3 Brigg Field Villas

Wrawby, Brigg, North Lincolnshire, DN20 8RG
2 Bedroom Mid Terrace Home



- ✓ A TRADITIONAL MID TERRACE HOUSE
- ✓ 2 RECEPTION ROOMS
- ✓ FITTED KITCHEN & UTILITY
- ✓ 2 DOUBLE BEDROOMS
- ✓ SPACIOUS SHOWER ROOM
- ✓ GENEROUS REAR GARDEN

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A rarely available traditional mid-terrace house enjoying open views to the front and situated on the outskirts of the highly sought after village of Wrawby. The well-presented accommodation briefly comprises, entrance hall, front living room, dining room, fitted kitchen leading into a utility room, rear lobby and downstairs W/C. The first floor provides 2 bedrooms with dressing area leading off the master bedroom and an attractive fitted shower room. Providing a generous private enclosed rear garden with range of outbuildings.

FRONT ENTRANCE PORCH

Enjoying a hardwood entrance door with adjoining top light, an internal pine door allows access through to;

INNER HALLWAY

Including a wall mounted alarm keypad, a traditional single flight staircase leading to the first-floor accommodation with adjoining oak grab rail and internal hard wood double glazed door allows access through to;

DINING ROOM

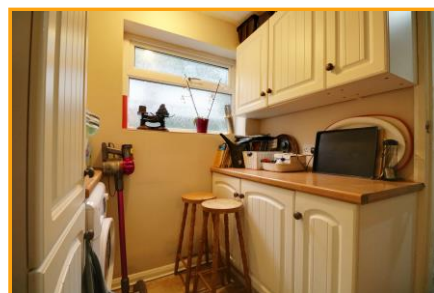
Measures approx. 3.25m x 3.91m (10' 8" x 12' 10"). Enjoys a rear uPVC double glazed window, wall to ceiling coving, oak style laminate flooring, an open Victorian style fireplace with decorative oak and surrounding mantel, an internal hardwood door allows access through to the kitchen and a further door leads through to;

FRONT LIVING ROOM

Measures approx. 3.25m x 3.7m (10' 8" x 12' 2") . Provides a box bay uPVC double glazed window, a gas coal effect fire with projecting marbled effect hearth, tiled hearth with brick backing and surrounding oak mantel, wall to ceiling coving and TV input.

FITTED KITCHEN

Measures approx. 2.14m x 3.45m (7' 0" x 11' 4"). Enjoys a side uPVC double glazed window and adjoining uPVC double glazed entrance door with inset patterned glazing allowing access to the rear garden. The kitchen enjoys a range of oak shaker styler low level units, drawer units and wall units with brushed aluminum style pull handles, a one and a half stainless steel sink unit with block mixer tap and drainer to side, tiled splash backs, built in electric oven with four ring gas hob and overhead chrome canopied extractor fan, space for an undercounter fridge, plumbing for a dishwasher, an under the stairs pantry space, ceramic tiled floor, ceiling coving and an opening which leads through to;



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UTILITY ROOM

Measures approx. 2.1m x 2.14m (6' 11" x 7' 0"). Enjoys a side uPVC double glazed window with frosted glazing, laminate working top surface with cream low level units and high level units with rounded pull handles and plumbing for an automatic washing machine, continuation of tiled flooring and an internal hardwood door which leads through to;

STOREROOM

With a side hard wood entrance door, tiled flooring, space for a tall fridge freezer, mermaid boarding to the ceiling, inset ceiling spotlights and an internal which leads through to;

GROUND FLOOR WC

Including a two piece suite in white comprising a low flush WC and pedestal wash hand basin, inset ceiling spotlights, tiled flooring and walls.

FIRST FLOOR LANDING

Enjoys loft access, open staircase balustrading and internal doors allowing access off to;

FRONT DOUBLE BEDROOM 1

Measures approx. 3.7m x 4.3m (12' 2" x 14' 1"). Enjoys a front uPVC double glazed window, wall to ceiling coving and an opening leading through to;

DRESSING ROOM

Measures approx. 1.7m x 2.55m (5' 7" x 8' 4"). Enjoys a front uPVC double glazed window.

REAR BEDROOM 2

Measures approx. 2.55m x 3.93m (8' 4" x 12' 11"). Enjoys a rear uPVC double glazed window, a wall mounted Ideal Logic modern gas combi boiler and a further built in storage cupboard.

SHOWER ROOM

Measures approx. 2.12m x 3.45m (6' 11" x 11' 4"). Enjoys a dual aspect including a rear and side uPVC double glazed windows with frosted glazing, a three piece suite in white comprising a double walk in shower cubicle with overhead chrome main shower, pedestal wash hand basin, a low flush WC, vinyl flooring and fully tiled walls.

GROUNDS

To the rear of the property enjoys an extensive mature lawned garden with surrounding secure fencing, two raised decked seating areas, a hard standing area leads out from the kitchen with access to the front of the property through a under passageway via a secure side gate. The front of the property provides a low maintenance graveled garden with planted trees, shrubs, dwarf block walling and a hard standing pathway leading to the front entrance porch. The property includes a range of useful outbuildings.



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SERVICES

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

CENTRAL HEATING

The property has a gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors.

** 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 (CPRS): 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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Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty. (Plan produced using Floorplan)

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