



**7 Bramble Way, Brigg,
Lincolnshire, DN20 8FD**
Price Reduced to: £275,000

EPC: D (67)
Council Tax - D

Accommodation Summary:

- A MODERN DETACHED FAMILY HOME
- HIGHLY DESIRABLE LOCATION
- 2 RECEPTION ROOMS
- REAR CONSERVATORY
- FITTED DINING KITCHEN & UTILITY ROOM
- 4 GENEROUS DOUBLE BEDROOMS WITH MASTER EN-SUITE
- MAIN FAMILY BATHROOM
- FRONT DRIVEWAY WITH INTEGRAL GARAGE
- PRIVATE ENCLOSED REAR GARDEN



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

Description:

A highly desirable modern detached house located within a well-regarded development close to the town centre and excellent facilities. The accommodation presents well comprising, central reception hallway, cloakroom, fine front living room, formal dining room, rear conservatory, fitted dining kitchen with a utility room. The first floor provides a spacious central landing leading to a family bathroom and 4 double bedrooms with a master en-suite shower room. The front allows parking for a number of vehicles with direct access to an integral single garage, adjoining lawned gardens and side access to the rear. The private rear garden comes principally lawned with a number of seating areas.

Rooms:

Entrance Hallway

6'4" x 14'6" (1.93m x 4.42m). Enjoying a front uPVC double glazed entrance door, straight flight staircase leading to the first floor accommodation with open spell balustrading and matching newel post, under the stairs storage cupboard and personal door leads through to the garage.

Cloakroom

Has a two piece suite in white comprising a low flush WC, corner fitted wash hand basin with fitted tiled splash back and cushioned flooring.

Living Room

10'11" x 16'3" (3.33m x 4.95m). With projecting uPVC double glazed bay window, coal effect electric fire with marbled backing hearth and decorative surround and projecting mantel, wall to ceiling coving and internal French doors leads through to;

Dining Room

10'1" x 10'1" (3.07m x 3.07m). Internal door through to the kitchen and internal uPVC double entrance door with adjoining side light leads through to the conservatory and attractive walnut style flooring.



Breakfasting Kitchen

16'1" x 10'2" (4.9m x 3.1m). Enjoys rear and side uPVC double glazed windows, a range wooden style fitted furniture with brushed aluminium style pull handles and a complementary patterned worktop with tiled splash backs incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, space for a cooker and appliances, cushioned flooring and doors to;



Conservatory

7'4" x 10'2" (2.24m x 3.1m). With surrounding uPVC double glazed windows, sliding patio door leads to the rear garden, polycarbonate sloped ceiling and laminate flooring.



First Floor Central Landing

9'11" x 6'9" (3.02m x 2.06m). Built-in large airing cupboard with cylinder tank and shelving, loft access and doors to;

Front Double Bedroom 1

11'3" x 15'8" (3.43m x 4.78m). Front uPVC double glazed window, bank of fitted wardrobes to one wall and doors through to;



En-Suite Shower Room

5'11" x 6'11" (1.8m x 2.1m). Front uPVC double glazed window with patterned glazing, providing a three piece suite in white comprising a low flush WC, wash hand basin set within a rolled top white surface with tiled splash back, walk-in shower cubicle with mains shower and glazed screen and wooden style flooring.

Front Double Bedroom 2

9'1" x 12'8" (2.77m x 3.86m). Front uPVC double glazed window, TV point, attractive fitted wardrobes with drawer unit and display shelving and wall to ceiling coving.



Rear Double Bedroom 3

9'1" x 11' (2.77m x 3.35m). Rear uPVC double glazed window.

Rear Double Bedroom 4

9'4" x 10'10" (2.84m x 3.3m). Rear uPVC double glazed window, wall to ceiling coving and fitted wardrobes.

Family Bathroom

7'8" x 5'7" (2.34m x 1.7m). Rear uPVC double glazed window with inset patterned glazing, enjoying a suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath, part tiling to walls and wooden style cushioned flooring.

Outbuildings

8'6" x 16'11" (2.6m x 5.16m). The property benefits from an integral garage with up and over electric door, personal door leading through to the entrance hallway, internal power and lighting and houses the gas central heating boiler.

Grounds

The front of the property has a lawned garden with mature trees and adjoining borders with a block paved driveway providing parking for a number of vehicles with direct access to the garage and to the sheltered entrance. The rear garden is fully enclosed with fenced boundaries and enjoys a large central shaped lawn with a number of flagged seating areas.

Double Glazing

Full uPVC double glazed windows and doors.

Central Heating

There is a gas fired central heating system to radiators.

