



5 Clover Court, Brigg, Lincolnshire, DN20 8FE

Asking Price: £275,000

EPC: D (67)
Council Tax - D
To be advised



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

Accommodation Summary:

- A SUPERB MODERN DETACHED HOUSE
 - NO UPWARD CHAIN
 - OPEN REAR ASPECT
 - 2 RECEPTION ROOMS
- 4 DOUBLE BEDROOMS WITH A MASTER EN-SUITE
 - MAIN FAMILY BATHROOM
- EXTREMELY PRIVATE CUL DE SAC POSITION
 - PRIVATE REAR GARDEN

Description:

A superb opportunity for a family or couple to purchase a quietly positioned modern detached house offering well presented and well-proportioned accommodation. The accommodation briefly comprises a central reception hallway, cloakroom, front facing living room, formal dining with access to the rear garden, fitted dining kitchen with integral appliances and a useful rear entrance/utility room. The first floor enjoys a central landing leading to 4 generous double bedrooms with a master en-suite shower room and main family bathroom. The front allows parking for a number of vehicles with direct access to an integral single garage. Access to either side of the property leads to a private enclosed rear garden with a central lawn and adjoining seating areas.

Rooms:

Entrance Hall

6'3" x 15'7" (1.9m x 4.75m). Front uPVC double glazed entrance door with patterned glazing and adjoining side light, straight flight staircase allows access to the first floor accommodation with open spell balustrading, personal door through to the garage and doors to;

Cloakroom

2'9" x 5'5" (0.84m x 1.65m). Enjoys a two piece suite in white comprising a low flush WC, corner fitted wash hand basin with tiled splash back and cushioned flooring.



Living Room

10'8" x 15'7" (3.25m x 4.75m). Front uPVC double glazed window, laminate flooring and internal French doors through to;

Formal Dining Room

10' x 9'5" (3.05m x 2.87m). Rear uPVC double glazed entrance door with adjoining side lights leads to the garden, continuation of laminate flooring and wall to ceiling coving.



Dining Kitchen

15'11" x 12'4" (4.85m x 3.76m). Enjoying a dual aspect with rear and side uPVC double glazed windows, fitted kitchen with a range of wooden style furniture with integral fridge and dishwasher, complementary patterned worktop with tiled splash backs incorporating a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, four ring gas hob with oven beneath and overhead canopied extractor and doors through to;



Rear Entrance/Utility

5'1" x 5'1" (1.55m x 1.55m). Rear uPVC double glazed entrance door with patterned glazing, fitted storage cabinet and a patterned worktop with plumbing for a washing machine.



First Floor Central Landing

9'8" x 6'9" (2.95m x 2.06m). Built-in airing cupboard with cylinder tank and shelving and loft access.

Front Double Bedroom 1

11' x 14'2" (3.35m x 4.32m). Front uPVC double glazed window and doors through to;

En-Suite Shower Room

6'1" x 7'1" (1.85m x 2.16m). Front uPVC double glazed window with inset patterned glazing, providing a three piece suite in white comprising a low flush WC, wash hand basin set within a rolled edge top with tiled backing, walk-in shower cubicle and cushioned flooring.



Front Double Bedroom 2

8'10" x 14'2" (2.7m x 4.32m). Front uPVC double glazed window.

Rear Double Bedroom 3

9'5" x 11'1" (2.87m x 3.38m). Rear uPVC double glazed window.

Rear Double Bedroom 4

9' x 11'2" (2.74m x 3.4m). Rear uPVC double glazed window.

Family Bathroom

7'6" x 5'7" (2.29m x 1.7m). Rear uPVC double glazed window with patterned glazing, providing a suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath, part tiling to walls and cushioned flooring.

Outbuildings

8'6" x 16'11" (2.6m x 5.16m). The property has the benefit of an integral single garage with up and over front door, internal personal door leads to the entrance hall and a wall mounted Ideal gas central heating boiler.

Grounds

The property is positioned extremely privately within a well-kept cul-de-sac offering a front garden that is laid to lawn with an adjoining block paved driveway allowing parking for a number of vehicles and leading to the integral garage. Access is available down either side and leads to an enclosed private rear garden that comes principally lawned with flag and pebbled seating areas.

Double Glazing

Full uPVC double glazed windows and doors.

Central Heating

Modern gas fired central heating system to radiators via a wall mounted Ideal boiler located within the garage.

