



**28b, Glebe Road, Brigg,
Lincolnshire, DN20 8QG**

Asking Price: £185,000

EPC: To be confirmed (0)

Council Tax -

To be advised



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

Accommodation Summary:

- AN IMPRESSIVE BRAND NEW SEMI-DETACHED HOUSE
 - NO UPWARD CHAIN
- WALKING DISTANCE TO THE TOWN CENTRE
- SPACIOUS ACCOMMODATION OVER 3 FLOORS
- STYLISH OPEN PLAN KITCHEN & LIVING ROOM
 - 3 EXCELLENT SIZED BEDROOMS
 - 2 BATHROOMS
 - PRIVATE ENCLOSED REAR GARDEN
 - SOLAR PANELS

Description:

A deceptively spacious brand new semi-detached house offering stylish accommodation arranged over 3 floors. Located within walking distance to the town centre with manageable grounds being an ideal purchase for a couple or family. The accommodation comprises, central entrance hall, cloakroom, modern fitted kitchen being open to a rear living room that benefits from bi-folding doors to the garden. The first floor has a central landing leading to two generous double bedrooms and a family bathroom. The second floor provides a third bedroom and second family bathroom. The front has a ramped pathway leading to a sheltered entrance with side gated access to a private enclosed rear garden that has a large flagged seating area with astro-turfed borders.

Rooms:

Entrance Hallway

3' x 13'1" (0.91m x 4m). Front composite entrance door with patterned leaded glazing, attractive tiled flooring and staircase to the first floor with understairs storage.

Cloakroom

2'4" x 5'6" (0.7m x 1.68m). Enjoys a two piece modern suite comprising a low flush WC and vanity wash hand basin.



Kitchen

8'7" x 13'1" (2.62m x 4m). Front uPVC double glazed window, generously fitted with contemporary furniture with brushed aluminium style pull handles enjoying a marble style 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, built-in four ring induction hob with oven beneath and overhead extractor, inset ceiling spotlights, space for appliances, tiled flooring and open access through to;



Spacious Rear Living Room

14'7" x 13'8" (4.45m x 4.17m). Three panelled bi-folding doors leads out to the rear garden, attractive laminate flooring and TV point.



First Floor Landing

5'7" x 10' (1.7m x 3.05m). Has open spell balustrading and a return staircase leading to the second floor and access to two bedrooms and bathroom.

Rear Double Bedroom 1

14'7" x 10'11" (4.45m x 3.33m). Two rear uPVC double glazed windows and TV point.



Front Double Bedroom 2

14'7" x 10'2" (4.45m x 3.1m). Two front uPVC double glazed windows.

Bathroom

8'8" x 5'5" (2.64m x 1.65m). Side uPVC double glazed window with patterned glazing providing a modern three piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with mains shower over and glazed screen, cushioned flooring, mermaid boarding to walls and modern towel rail.



Second Floor Landing

Front double glazed roof light, loft access and doors through to bedroom 3 and bathroom.

Front Double Bedroom 3

11'8" x 10'7" (3.56m x 3.23m). Two front double glazed roof lights and eaves storage.

Second Floor Bathroom

11'8" x 5'7" (3.56m x 1.7m). Rear double glazed roof light, modern suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with mains shower over and glazed screen, cushioned flooring, part mermaid boarding to walls with modern towel rail, eaves storage and oak door leads to a large fitted storage cupboard.

Grounds

To the front the property has ramped access to the front entrance door with decorative iron railing. Gated access to the side leads to a private enclosed rear garden with astro turfing, fenced boundaries and external power point and lighting.

Double Glazing

Full uPVC double glazed windows with the exception of the roof lights.

Central Heating

Modern gas fired central heating system to radiators.

