



4 Hurds Farm, Worlaby, Brigg, Lincolnshire, DN20 0FE

Asking Price: £200,000

EPC: B (81)
Council Tax - C
To be advised



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

Accommodation Summary:

- AN ATTRACTIVE MODERN SEMI-DETACHED HOUSE
 - NO UPWARD CHAIN
 - EXTENDED THE REAR
- QUIET VILLAGE LOCATION
 - 2 RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
 - 3 BEDROOMS
- FAMILY BATHROOM & MASTER EN-SUITE
 - PRIVATE ENCLOSED REAR GARDEN
 - DRIVEWAY & DETACHED GARAGE



Description:

An attractive semi-detached home, quietly positioned in a popular modern development in the highly sought after village of Worlaby. The extended and well proportioned accommodation thought ideal for a couple, or young family briefly comprises, three generous bedrooms, two of which are double with the master offering an en-suite shower room, main family bathroom, downstairs WC, front lounge, open plan kitchen diner with an opening leading to a handy garden room overlooking the patio. Enjoying an enclosed and private garden with ample off-street parking, car port, and garaging.



Rooms:

Main Entrance Hallway

15' x 6'6" (4.57m x 1.98m). Includes an attractive composite entrance door with frosted glazing, a single flight staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, a wall mounted electronic thermostatic control and leads to;



Cloakroom

Has a low flush WC, a corner wash hand basin with tiled splash back, vinyl flooring, a wall mounted alarm keypad and extractor fan.



Kitchen/Diner

9'8" x 17'5" (2.95m x 5.3m). With a rear uPVC double glazed window. The kitchen includes a range of light shaker style low level units, drawer units and wall units with brushed aluminium style pull handles with a patterned working top surface incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side, built-in Beko electric oven with four ring Belling gas hob with overhead canopied extractor fan, plumbing for a washing machine, space for a tall American style fridge freezer, space for an undercounter fridge, oak style vinyl flooring, inset ceiling spotlights, a wall mounted Ideal Classic gas boiler and an opening that leads through to;



Main Lounge

15' x 10'8" (4.57m x 3.25m). With a front uPVC double glazed window, wall to ceiling coving and an attractive electric log effect fireplace with decorative surround and oak style mantel.



Rear Garden Room

8'10" x 6'7" (2.7m x 2m). With a fully insulated roof and a sky light, inset spotlights, surrounding uPVC with two double glazed doors allows access to the patio area and a further side double glazed door allows access to the side driveway.



First Floor Landing

Includes loft access, a built-in airing cupboard which houses the cylinder tank and internal doors which allows access off to;

Master Bedroom 1

11'5" x 13'8" (3.48m x 4.17m). With a front uPVC double glazed window, fitted wardrobe with sliding door and an internal door leads through to;



En-Suite Shower Room

5'3" x 6'6" (1.6m x 1.98m). With a front uPVC double glazed window with frosted glazing, a three piece suite comprising a low flush WC, an oval wash hand basin and a single walk-in shower cubicle with overhead chrome mains shower.

Rear Double Bedroom 2

8'11" x 10'10" (2.72m x 3.3m). With a rear uPVC double glazed window.

Rear Bedroom 3

9'8" x 6'4" (2.95m x 1.93m). With a rear uPVC double glazed window.

Main Family Bathroom

7'1" x 5'7" (2.16m x 1.7m). With a side uPVC double glazed window with frosted glazing, a three piece suite comprising a low flush WC, pedestal wash hand basin and a panelled bath with overhead shower with tiled splash back, vinyl flooring, part tiled walls and extractor fan.

Grounds

The rear garden has a raised flagged patio area, a well kept principally lawned garden with surrounding planted borders, surrounding fencing with border hedging allowing further privacy. The front provides a block paved driveway leads to the single garage.

Garage

18'9" x 9'10" (5.72m x 3m). With an automatic front door, full power and lighting, external lighting and a rear uPVC double glazed window with an adjoining door which allows internal access.

