



**5 Brocklesby Ox Park
Homes, Bridge Street,
Brigg, Lincolnshire,
DN20 8NL**

Asking Price: £57,950

EPC: To be confirmed (0)

Council Tax - A

To be advised



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

Accommodation Summary:

- WELL PRESENTED PARK HOME
 - NO UPWARD CHAIN
- SOUGHT AFTER OVER 55s PARK SITE
- WALKING DISTANCE TO THE TOWN CENTRE
 - ATTRACTIVE FITTED KITCHEN DINER
 - 2 BEDROOMS
 - SHOWER ROOM
- LOW MAINTENANCE GARDENS
 - OFF STREET PARKING
 - IDEAL DOWNSIZE

Description:

A fine detached park home, positioned in a highly desirable site and within walking distance to the town centre. The well maintained and proportioned accommodation comprises a side entrance porch, an attractive fitted kitchen diner with open access to a cosy front living room 2 bedrooms with fitted wardrobes and a fitted shower room. Enjoying surrounding low maintenance gardens with ample off street parking and a sectional outbuilding store.

Rooms:

Side Entrance Porch

5'4" x 7'4" (1.63m x 2.24m). Includes a front uPVC double glazed entrance door with surrounding uPVC double glazed windows, a polycarbonate lean to roof and an internal uPVC double glazed door with frosted glazing allows access to;



Inner Hallway

Has wall to ceiling coving, a wall mounted Honeywell thermostatic control for the heating and internal doors allowing access to;

Kitchen Diner

11'6" x 10'8" (3.5m x 3.25m). With a dual aspect with both side uPVC double glazed windows. The kitchen includes a range of cream shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a quartz style working top surface having matching uprising with a single ceramic sink bowl unit with block mixer tap and drainer to the side, space for a free standing oven with uprising, plumbing for a washing machine, space for a tall fridge freezer, vinyl flooring, two twin built-in storage cupboard with one housing an Ideal Logic gas combi boiler, a cloaks cupboard and an internal door allows access to;

Front Lounge

11'7" x 10'10" (3.53m x 3.3m). Has a dual aspect including a side bay uPVC double glazed window, an electric coal effect fire with decorative surround and mantel, TV input and wall to ceiling coving.

Master Bedroom 1

11'7" x 9'3" (3.53m x 2.82m). With a side uPVC double glazed and a range of fitted wardrobes with matching drawers and high level units, wall to ceiling coving and TV input.



Bedroom 2

7'8" x 8'10" (2.34m x 2.7m). With a side uPVC double glazed window and fitted bedroom furniture.

Shower Room

6'7" x 5'7" (2m x 1.7m). With a side uPVC double glazed window with frosted glazing providing a three piece suite comprising a double walk-in shower cubicle with overhead chrome mains shower, low flush WC and a pedestal wash hand basin, tiled flooring, mermaid boarding to the walls and extractor fan.

Grounds

The property provides low maintenance surrounding gardens with a front block paved and an adjoining hard standing side driveway with allows off street parking for multiple vehicles leading to a sectional single garage with a further surrounding low maintenance garden and fully enclosed fencing.

