



**3 Middlegate Lane,
Elsham Wolds, Brigg,
Lincolnshire, DN20 0PH**

Asking Price: £300,000

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:

- TRADITIONAL DETACHED BUNGALOW
 - NO UPWARD CHAIN
- PEACEFUL WOLD LOCATION
 - APPROX 0.5 ACRE PLOT
- KITCHEN DINER & UTILITY
 - 3 BEDROOMS
 - FAMILY BATHROOM
- SPACIOUS LAWNED GARDENS
 - AMPLE PARKING



Description:

A remotely positioned traditional bungalow, peacefully positioned upon the Lincolnshire Wolds, boasting a large mature plot of approximately 0.5 acres in size. The property benefits from immediate vacant possession, offering well maintained and proportioned accommodation briefly comprising, L shaped entrance hallway with large storage cupboard, front living room, attractive fitted dining kitchen with utility room off the rear, three generous bedrooms all enjoying built in wardrobes and being completed via a main family bathroom suite. The bungalow occupies spacious surrounding lawned gardens with excellent opportunity for alterations if required. The front provides ample parking for multiple vehicles including a motorhome/caravan.



Rooms:

Front Entrance Hallway

Includes a front uPVC double glazed entrance door with frosted glazing, loft access, a wall mounted electronic thermostatic control, a built-in storage cupboard and an internal doors allowing access off to;



Front Living Room

11'11" x 14'7" (3.63m x 4.45m). With a front uPVC double glazed window.

Kitchen Diner

9'9" x 18'4" (2.97m x 5.6m). With a dual aspect including rear and side uPVC double glazed windows. The kitchen includes a range of dark pine low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side with tiled splash backs, plumbing for a washing machine with the option for plumbing for a dishwasher, induction four ring Bosh hob with overhead canopied extractor fan, adjoining matching Bosh electric oven with grill above, space for a tall fridge freezer, vinyl cushioned flooring, matching breakfast bar recess with units beneath and an internal glazed door leads through to;

Rear Utility Room

9'3" x 8'2" (2.82m x 2.5m). With a rear uPVC double glazed door with adjoining window, plumbing for a further washing machine, a floor mounted oil Worcester Bosch boiler (6 years old) and cushioned flooring.



Rear Double Bedroom 1

13' x 12' (3.96m x 3.66m). Enjoying a dual aspect with side and rear uPVC double glazed windows and a spacious built-in storage cupboard.

Front Double Bedroom 2

10'10" x 11'4" (3.3m x 3.45m). With a front uPVC double glazed window and a bank of fitted wardrobes.

Front Bedroom 3

9'6" x 7'9" (2.9m x 2.36m). With a front uPVC double glazed window and a built-in storage cupboard.

Family Bathroom

5'6" x 7'4" (1.68m x 2.24m). With a rear uPVC double glazed window with frosted glazing, a three piece suite comprising a panelled bath with overhead Tritan electric shower with tiled splash backs and glazed screen, a low flush WC and a oval wash hand basin with storage units beneath, cushioned flooring and extractor fan.

Grounds

The bungalow occupies spacious surrounding lawned gardens with excellent opportunity for alterations if required. The front provides ample parking for multiple vehicles including a motorhome/caravan.

