



38 Manley Gardens, Brigg

£250,000 Freehold

CHARMING & CHARACTERFUL PERIOD HOME • VERSATILE ACCOMMODATION SPLIT OVER THREE FLOORS • RARELY AVAILABLE POSITION IN THE HEART OF BRIGG • 3 DOUBLE BEDROOMS • 2 RECEPTION ROOMS • ATTRACTIVE OPEN PLAN KITCHEN DINER • REAR BOOT ROOM/UTILITY & WC • SPACIOUS FAMILY BATHROOM • PRIVATE ENCLOSED GARDENS • COUNCIL TAX BAND; A. EPC RATING; TBC

Impressive three-storey period home near Brigg. Three double bedrooms, stylish kitchen, conservatory, gardens, and courtyard. Ideal for families or professionals. Early viewing recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- CHARMING & CHARACTERFUL PERIOD HOME
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Central Entrance Hallway

Includes an attractive period hardwood style entrance door with leaded glazing, oak strip flooring, a traditional dog legged staircase leads to the first floor accommodation with open spell balustrading and matching newel post, decorative wall to ceiling coving, wall mounted Drayton electronic thermostatic control for the heating, a built-in under the stairs storage cupboard and barn style internal doors allow access off to;

Front Living Room

11' 10" x 13' 3" (3.60m x 4.05m)

With a front vertical sliding sash double glazed window, beams to the ceiling, wall to ceiling coving, TV input and a feature Victorian open fireplace being both wood burning and coal burning with tiled hearth and oak beam, TV input and fitted storage cupboard with inset shelving.





Kitchen Diner

19' 5" x 9' 3" (5.93m x 2.83m)

Including a dual aspect with both front and rear vertically sliding hardwood sash double glazed window, tiled flooring, beams to the ceiling and ceiling spotlights. The kitchen includes a range of white shaker style low level units, drawer units and wall units with rounded pull handles and solid wood working top surfaces incorporating a single Belfast sink bowl unit with block mixer tap and drainer to the side with tiled splash back, space for a Range Master cooker with overhead canopied extractor fan with oak beam, space for a tall fridge freezer and twin side PVC twin doors allowing access to;

Conservatory

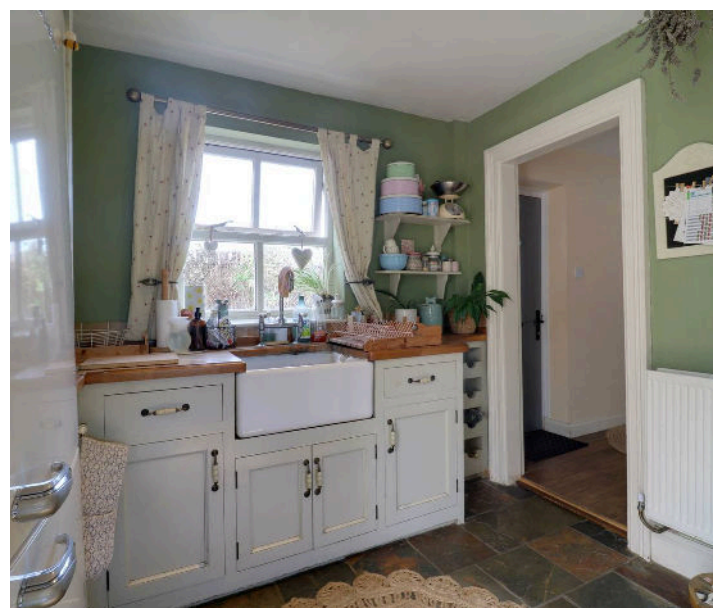
6' 7" x 8' 4" (2.00m x 2.55m)

With a hip and pitched polycarbonate uPVC roof, surrounding uPVC double glazed windows and tiled flooring.

Rear Entrance Boot Room/Utility

5' 0" x 13' 5" (1.53m x 4.10m)

With a composite rear door with double glazing and adjoining double glazed window, tiled flooring, loft access, ceiling spotlights and a solid working top surface with plumbing for a washing machine, a storage cupboard which houses a modern Ideal gas combi boiler and a barn style door allows access to;





Cloakroom

5' 0" x 2' 8" (1.53m x 0.82m)

Has a rear uPVC double glazed window, low flush WC and a vanity wash hand basin with storage units beneath, partly panelled walls and tiled flooring.

First Floor Landing

Includes dual aspect with rear period arched double glazed window and a front hardwood double glazed window, wall to ceiling coving and a single flight staircase leads to the second floor accommodation with open spell balustrading and matching newel post and period barn style door allows access through to;

Master Bedroom 1

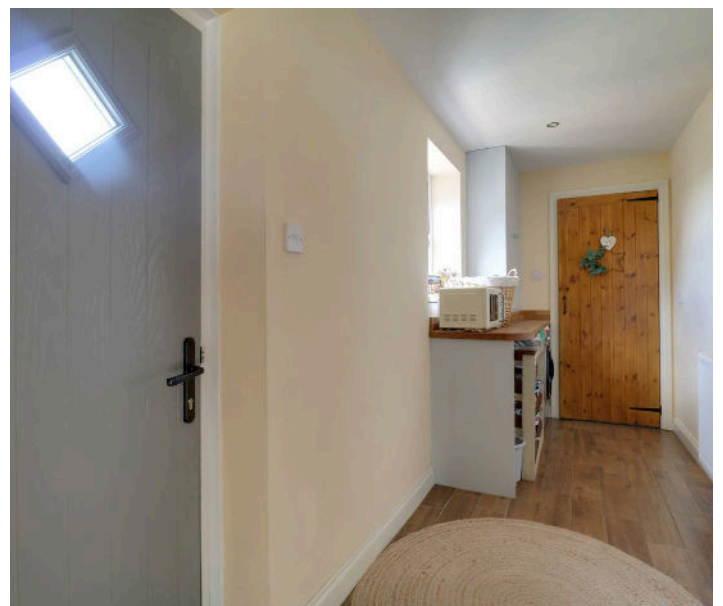
12' 0" x 13' 5" (3.66m x 4.10m)

With a front vertically sliding hardwood double glazed sash window, TV input, beams to the ceiling and twin fitted wardrobes with cupboards above.

Family Bathroom

9' 3" x 13' 5" (2.81m x 4.10m)

With a front vertically sliding front hardwood/double glazed window providing a four piece suite comprising a free standing rolled edge bath with central block mixer tap and shower attachment, a corner walk-in shower cubicle with overhead chrome mains shower, curved sliding glazed door, pedestal wash hand basin and a low flush WC, partly tiled walls, wall to ceiling coving, ceiling spotlights, cushioned flooring and a Victorian style fireplace.





Second Floor Landing

Provides loft access, two twin built-in storage cupboards and doors to;

Rear Double Bedroom 2

11' 6" x 13' 5" (3.50m x 4.10m)

With a rear uPVC double glazed window and a Victorian style fireplace.

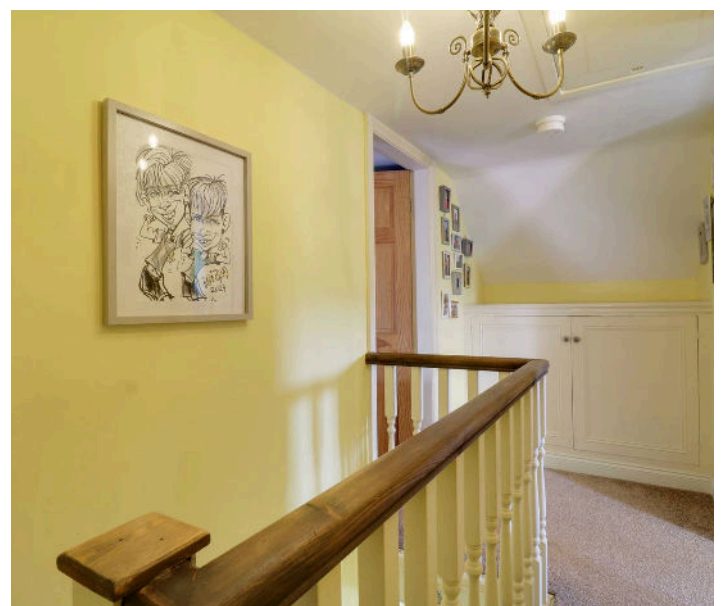
Double Bedroom 3

9' 5" x 13' 10" (2.86m x 4.21m)

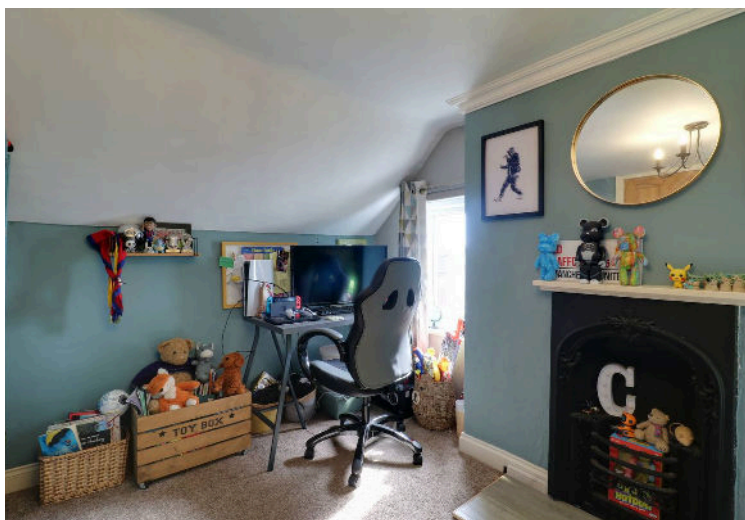
With two twin side uPVC double glazed windows, decorative wall to ceiling coving, TV input and a Victorian style fireplace.

Grounds

The property provides a well kept landscaped lawned garden with planted borders and secure fencing with boundary hedging providing privacy with a central flagged pathway allowing access to the front entrance and a secure side gate leading to the side of the property.

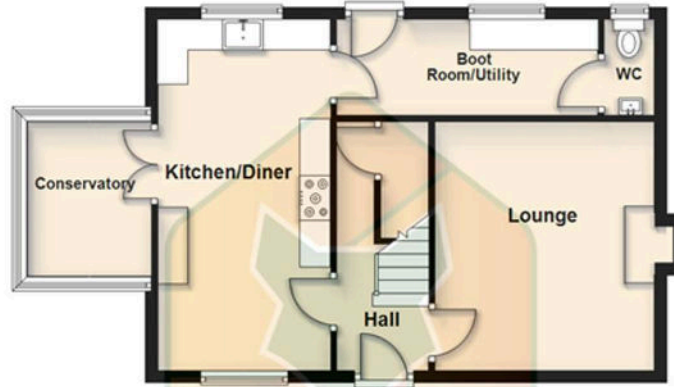




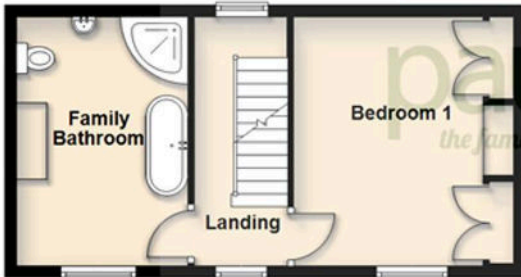




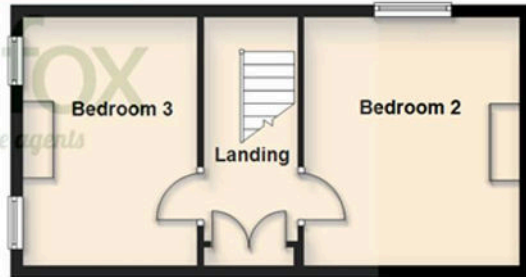
Ground Floor
Approx. 52.1 sq. metres (561.3 sq. feet)



First Floor
Approx. 33.2 sq. metres (357.1 sq. feet)

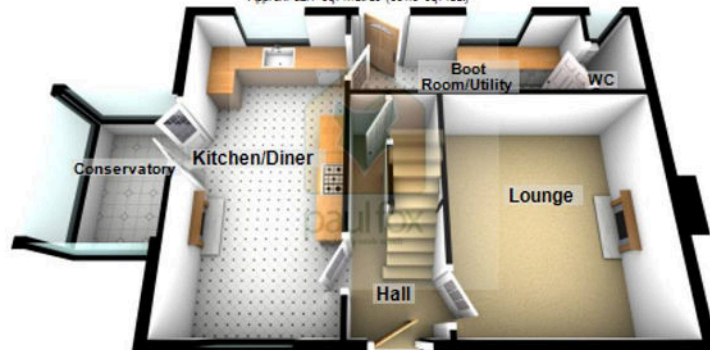


Second Floor
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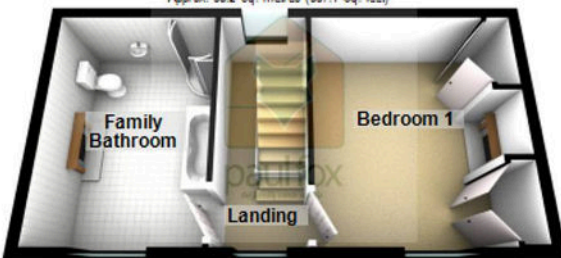


Total area: approx. 118.5 sq. metres (1275.6 sq. feet)

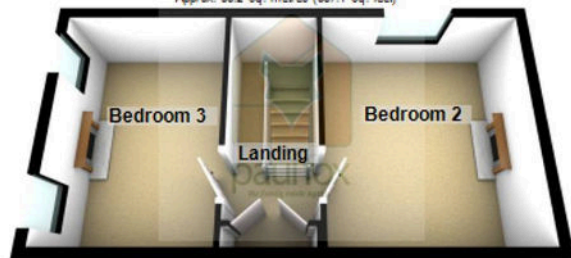
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