



## 14 Sunningdale Avenue, Brigg

£165,000 Freehold

A TRADITIONAL SEMI-DETACHED HOUSE · NO UPWARD CHAIN · HIGHLY SOUGHT AFTER RESIDENTIAL AREA ·  
2 RECEPTION ROOMS · 3 BEDROOMS · MAIN BATHROOM & GROUND FLOOR SHOWER ROOM · PRIVATE  
GARDENS · EXCELLENT SCOPE FOR MODERNISATION OR EXTENSION (stc) · NOT TO BE MISSED

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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- NO UPWARD CHAIN
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### Reception Hallway

5' 11" x 13' 10" (1.80m x 4.22m)

Front uPVC double glazed entrance door with patterned glazing, side uPVC double glazed window and staircase leading to the first floor accommodation.

### Front Living Room

15' 6" x 11' 5" (4.73m x 3.48m)

With three front facing uPVC double glazed windows, open fronted gas fire with original tiled fireplace and wall to ceiling coving.

### Sitting/Dining Room

15' 0" x 10' 0" (4.57m x 3.04m)

Three rear uPVC double glazed windows, open fronted gas fire with adjoining storage cupboard and doors through to;

### Kitchen

6' 5" x 13' 3" (1.95m x 4.05m)

Rear uPVC double glazed window, range of modern handleless fitted kitchen furniture with a patterned worktop that incorporates a sink unit, space for a gas cooker, wall mounted Ideal Classic gas fired central heating boiler and tiled effect cushioned flooring.

### Side Entrance

5' 11" x 4' 5" (1.80m x 1.35m)

Side uPVC double glazed window with patterned glazing with adjoining side light.





### **Cloakroom**

Front single glazed window with patterned glazing and a low flush WC.

### **Ground Floor Shower**

Has an electric wall mounted shower, tiled flooring and part tiling to walls.

### **Landing**

6' 3" x 8' 7" (1.90m x 2.62m)

Side uPVC double glazed window, loft access and doors to;

### **Rear Master Bedroom 1**

13' 2" x 11' 2" (4.02m x 3.40m)

Three rear uPVC double glazed windows, built-in wardrobe with hanging rail and picture railing.

### **Front Double Bedroom 2**

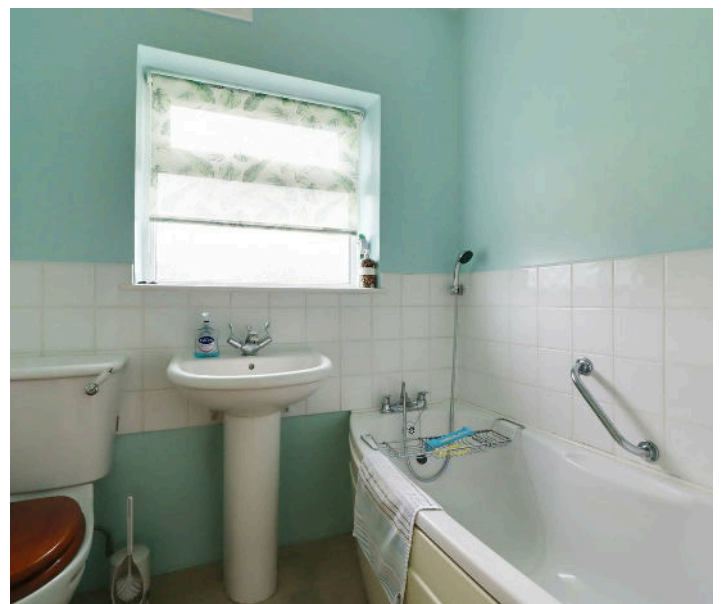
11' 3" x 10' 4" (3.43m x 3.15m)

Three front facing uPVC double glazed windows and fitted wardrobes.

### **Front Bedroom 3**

10' 5" x 7' 2" (3.17m x 2.19m)

Front uPVC double glazed windows and over the stairs built-in wardrobe.





### **Bathroom**

6' 5" x 5' 6" (1.95m x 1.67m)

Rear uPVC double glazed window with patterned glazing providing a three piece suite comprising a pedestal wash hand basin, panelled bath with tiled surround, cushioned flooring and a built-in airing cupboard with cylinder tank and shelving.

### **Grounds**

To the front there is a lawned garden with shrub borders and hedged boundaries providing screening and privacy from the road. A flagged driveway provides extensive parking for a good number of vehicles which continues down the side of the property and to the rear where there is a concrete base for a garage if required. The rear garden enjoys excellent privacy being principally lawned with central flagged pathway and surrounding borders.

### **Outbuildings**

The property has an external workshop.

### **Double Glazing**

uPVC double glazed windows and doors.

### **Central Heating**

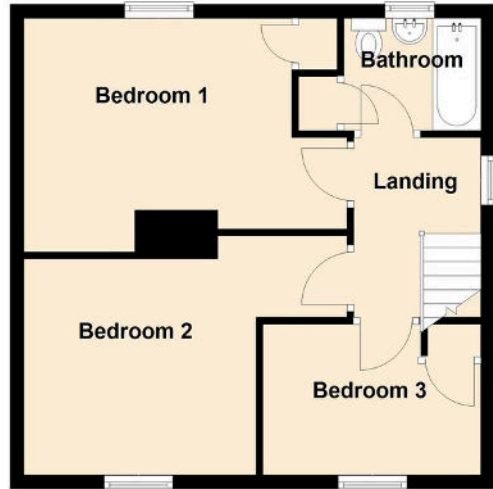
Gas fired central heating system to radiators.



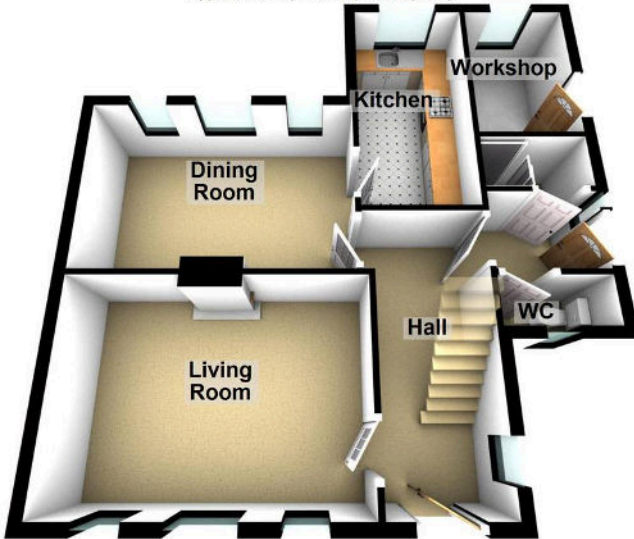
**Ground Floor**  
Approx. 59.7 sq. metres (643.1 sq. feet)



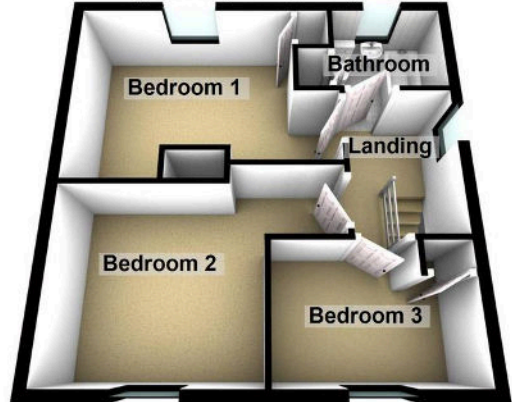
**First Floor**  
Approx. 44.0 sq. metres (473.3 sq. feet)



**Ground Floor**  
Approx. 59.7 sq. metres (643.1 sq. feet)



**First Floor**  
Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 103.7 sq. metres (1116.4 sq. feet)

You can include any text here. The text can be modified upon generating your brochure