



27 Bigby High Road, Brigg

£425,000 Freehold

A INDIVIDUAL TRADITIONAL DETACHED BUNGALOW • GENEROUS PRIVATE PLOT • EXTENSIVE PARKING WITH A DETACHED DOUBLE GARAGE • EXTREMELY VERSATILE ACCOMMODATION THAT MUST BE VIEWED INTERNALLY TO APPRECIATE • 2 FORMAL RECEPTION ROOMS • LIVING/DINING KITCHEN • 4 BEDROOMS WITH 2 EN-SUITES • HIGHLY DESIRABLE LOCATION CLOSE TO THE TOWN CENTRE

Spacious detached bungalow in a prime location with flexible living, 4 bedrooms, 3 bathrooms, double garage, large garden, and scope to extend or modernise. Ideal for families or couples.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

Double Glazing

Full uPVC double glazed windows and composite entrance door.

Central Heating

Gas fired central heating system to radiators.

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Central Reception Hallway

13' 1" x 4' 6" (4.00m x 1.36m)

Front composite double glazed entrance door with patterned glazing and adjoining side light, attractive tiled flooring and doors to;

Living Room

17' 9" x 14' 5" (5.40m x 4.39m)

Enjoys a dual aspect with projecting uPVC double glazed curved bay window, twin side uPVC double glazed windows, central handsome cast iron open fire with feature marble surround and projecting mantel with decorative wall to ceiling coving, wooden flooring and ceiling rose.

Sitting Room

11' 8" x 14' 1" (3.56m x 4.28m)

Twin front uPVC double glazed windows, attractive wooden flooring and a handsome stone fireplace with a central cast iron gas fire.





Open Plan Living/Dining Kitchen

22' 8" x 15' 7" (6.90m x 4.74m)

Side and rear uPVC double glazed windows with French doors leading out to the garden and tiled flooring. The kitchen enjoys a range of bespoke fitted shaker style furniture with a complementary patterned work top with tiled splash backs that incorporates a one and a half bowl ceramic sink unit with drainer to the side and block mixer tap, space for a Range cooker, projecting breakfast bar and an internal glazed door allows access to;

Rear Entrance

Rear composite double glazed entrance door, part panelling to walls, tiled flooring and staircase down to the basement.

Master Bedroom 1

11' 2" x 12' 6" (3.41m x 3.80m)

Twin front uPVC double glazed windows with fitted shutters, decorative wall to ceiling coving, inset ceiling spotlights and doors through to;

Stylish En-Suite Shower Room

4' 0" x 8' 11" (1.23m x 2.72m)

Enjoys a modern four piece suite in white comprising a close couple low flush WC with adjoining bidet, wall mounted vanity wash hand basin, double shower cubicle with mains shower, tiled flooring and tiling to walls with picture railing and inset ceiling spotlights.





Rear Double Bedroom 2

8' 4" x 12' 8" (2.53m x 3.87m)

Rear uPVC double glazed window, wall to ceiling coving and ceiling rose.

Rear Bedroom 3

8' 8" x 10' 1" (2.63m x 3.07m)

Rear uPVC double glazed window, wooden flooring, wall to ceiling coving and ceiling rose.

Family Bathroom

7' 7" x 6' 9" (2.30m x 2.07m)

Rear uPVC double glazed window with patterned glazing, traditional style suite in white comprising a low flush WC, bidet, pedestal wash hand basin, tiled panelled bath with shower attachment and glazed screen, walnut style cushioned flooring, part tiling to walls, picture railing, inset ceiling spotlights, loft access and fitted chrome towel rail.



Basement

Utility Room

10' 11" x 8' 10" (3.32m x 2.68m)

Side uPVC double glazed window with patterned glazing, double Belfast ceramic sink with base unit, boiler cupboard with gas fired central heating boiler, tiled flooring, part tiling to the walls, inset ceiling spotlights, two built-in stores and doors through to;





Rear Double Bedroom 4

11' 0" x 11' 8" (3.35m x 3.56m)

Twin rear uPVC double glazed windows with patterned glazing, laminate flooring, decorative fireplace and inset ceiling spotlights and doors through to;

En-Suite Bathroom

7' 4" x 4' 3" (2.23m x 1.30m)

Provides a panelled bath, a close couple low flush WC, wash hand basin, laminate flooring and inset ceiling spotlights.

Grounds

To the front the property enjoys a horse shoe pebbled driveway providing extensive parking for numerous vehicles, central shaped lawn and a flagged stepped sheltered pathway to the front entrance, vehicle access leads down the side leading to a detached double garage and providing furthermore parking. To the rear the property has an initial raised decked and flagged seating area with the main garden itself being principally lawned with mature planting.

Detached Double Garage

With up and over front door, side window, internal power and lighting and pitched roof providing storage.



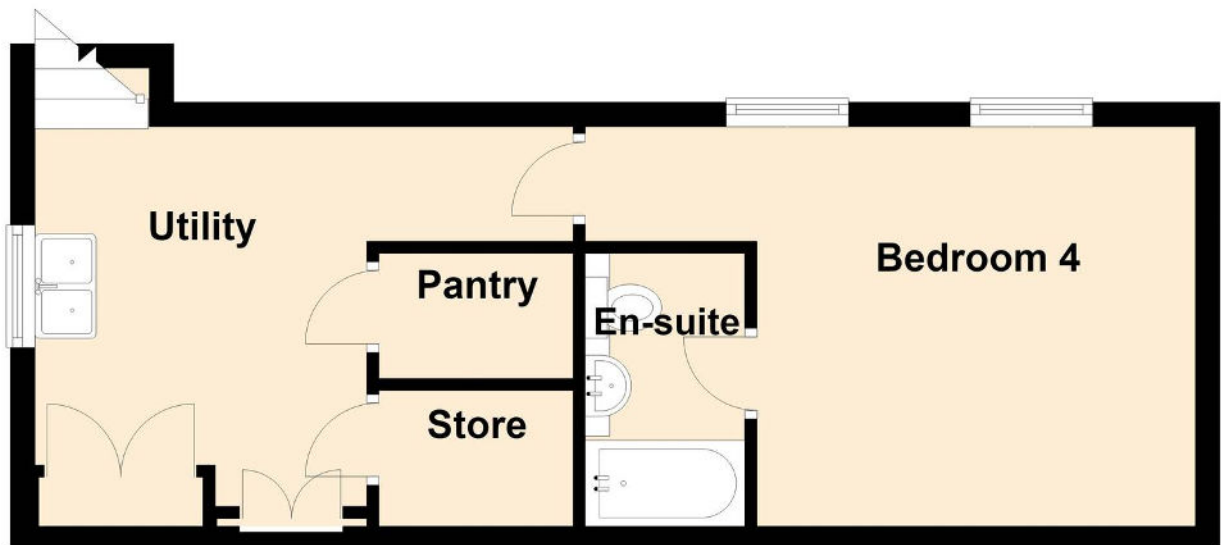
Ground Floor

Approx. 126.3 sq. metres (1359.0 sq. feet)



Ground Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



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