



23 Central Square, Brigg

£160,000 Freehold

TRADITIONAL SEMI DETACHED HOUSE • WELL ESTABLISHED RESIDENTIAL AREA • 3 BEDROOMS • STYLISH FITTED KITCHEN • MAIN LOUNGE & SIDE CONSERVATORY • FAMILY BATHROOM • ENCLOSED REAR LAWNED GARDEN • AMPLE OFF STREET PARKING • IDEAL FIRST TIME BUY • VIEW VIA OUR BRIGG OFFICE



paul fox
the family estate agents

Immaculate 3-bed semi in Brigg on a corner plot with spacious living, stylish kitchen, conservatory, large garden, ample parking. Ideal for first-time buyers. Walk to schools and town centre.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Side Entrance Hall

Includes a uPVC double glazed entrance door with decorative glazing, dog legged staircase leading to the first floor accommodation with under the stairs storage cupboard, oak style vinyl flooring and doors leading off to;

Ground Floor Family Bathroom

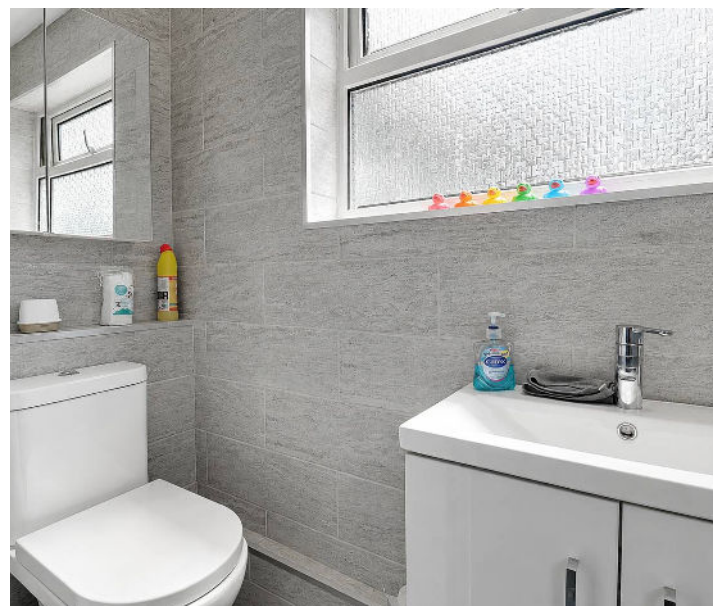
8' 6" x 6' 3" (2.60m x 1.90m)

With a dual aspect including a front and side uPVC double glazed windows, providing a three piece suite in white comprising a p shaped panelled with overhead chrome mains shower with curved glazed screen, a low flush WC, vanity wash hand basin with storage units beneath, fully tiled walls and floors, a wall mounted towel heater, ceiling spotlights and extractor fan.

Front Living Room

14' 5" x 11' 10" (4.40m x 3.60m)

Including a dual aspect with front and rear uPVC double glazed window, TV input and a feature open fireplace.





Stylish Fitted Kitchen

8' 0" x 12' 2" (2.44m x 3.70m)

With a rear uPVC double glazed window. The kitchen enjoys a range of green shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a quartz style working surface with matching uprising and window ledge incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side, four ring Zanussi gas hob with overhead canopied extractor fan, further appliances includes a Zanussi oven with matching grill, integral fridge freezer, plumbing for a washing machine, vinyl flooring, ceiling spotlights and a uPVC double glazed door allows access through to;



Conservatory

7' 3" x 12' 6" (2.20m x 3.80m)

Providing a hip and pitched polycarbonate roof, surrounding uPVC double glazed windows with a further rear uPVC double glazed door allowing access to the garden and oak style vinyl flooring.

First Floor Landing

Includes a side uPVC double glazed window, loft access, a built-in storage cupboard and doors leads off to;





Master Bedroom 1

11' 11" x 13' 1" (3.62m x 4.00m)

Has a dual aspect with a front and rear uPVC double glazed window, TV input and a built-in storage cupboard.

Rear Double Bedroom 2

10' 9" x 8' 8" (3.27m x 2.64m)

With a rear uPVC double glazed window.

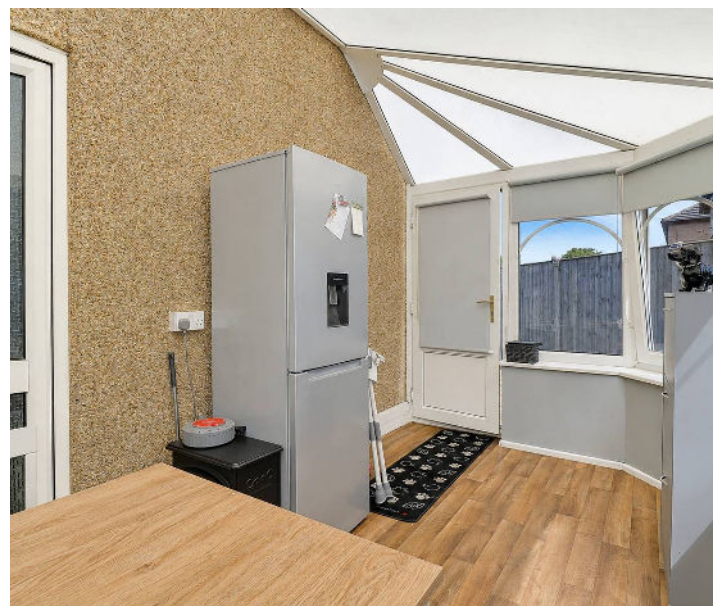
Front Bedroom 3

9' 7" x 9' 10" (2.91m x 3.00m)

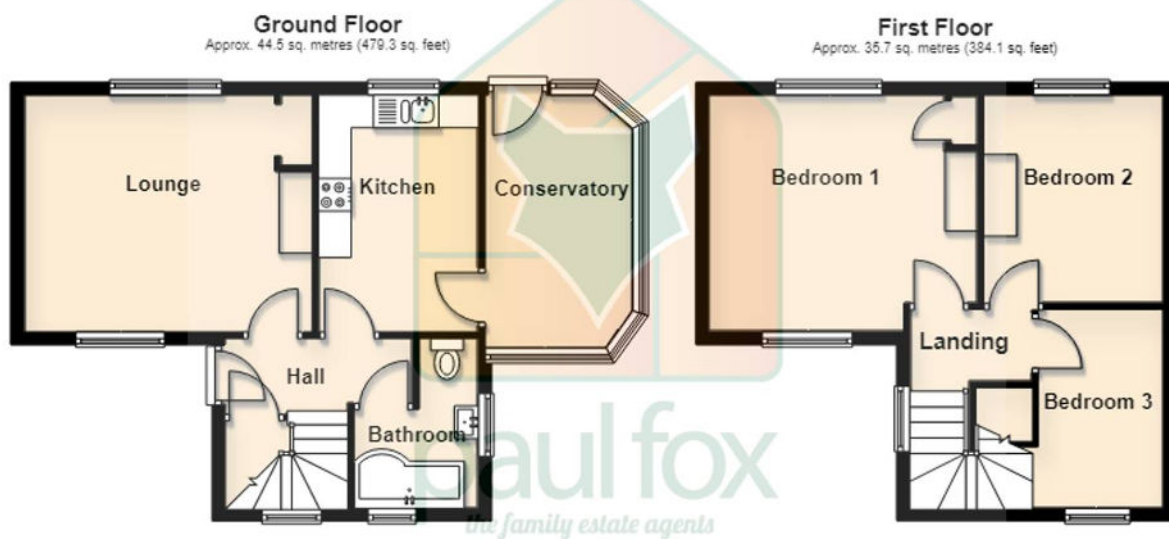
Has a front uPVC double glazed window.

Grounds

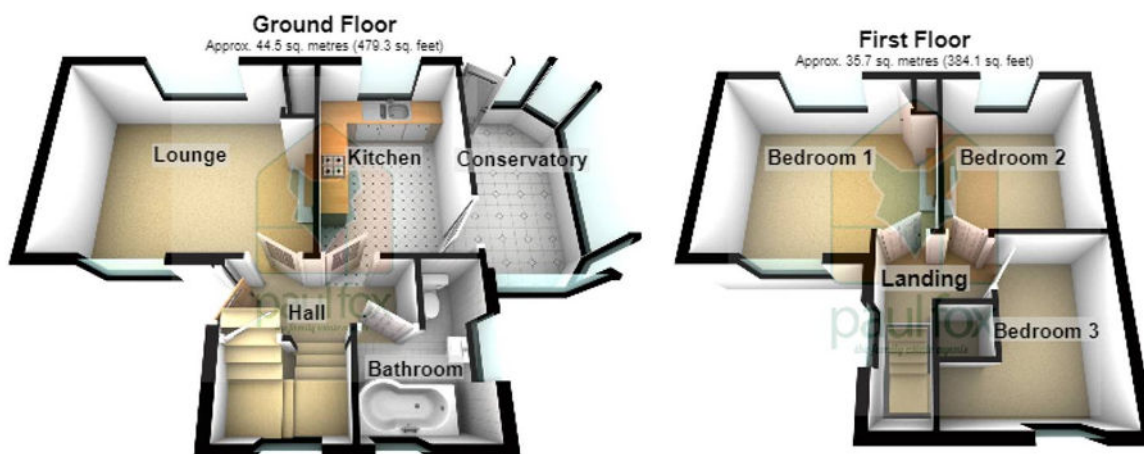
To the rear of the property provides a principally lawned garden with decorative borders, surrounding enclosed fencing. Access leads to the side via a generous hard standing swinging driveway which allows ample off street parking, the front has well kept lawned gardens with boundary hedging.







Total area: approx. 80.2 sq. metres (863.4 sq. feet)



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