



**24 Brigg Road, Brigg
Lincolnshire DN20 0JW
£1,200 Per Month**

Bella Properties are pleased to bring to the market ****TO LET**** this four bedroom detached family home in the popular village of Broughton. Modern throughout, the property boasts four double bedrooms, kitchen and separate dining area, lounge, study and an en-suite to the master bedroom. All ground floor rooms are tile floors with underfloor heating. Externally there are lawned gardens to the front and rear with a detached brick built garage to the side of the property with off road parking.

Viewings available immediately and come highly recommended.

All tenancies are available on an initial 6 months short-term agreement, with the option to continue on a monthly periodic basis thereafter.



Hall

Entrance to the property is gained via a uPVC door. Tiled flooring throughout, built in storage cupboard, carpeted stairs lead to the first floor. doors lead to the kitchen/diner, lounge, study and WC.

Kitchen/Diner

25'4" x 8'2" (7.73 x 2.49)

A modern kitchen with dark wood base height and wall mounted units and complimentary black counters. Integrated stainless steel sink and drainer, dishwasher, fridge/freezer, oven, electric hob and overhead extractor. Tiled flooring throughout, tiled splash backs, spotlights, dual aspect uPVC windows, double uPVC doors lead to the rear garden and uPVC door opens to the driveway.

Lounge

14'9" x 22'8" (4.52 x 6.92)

Tiled flooring throughout, dual aspect windows, double uPVC door leads to the rear garden and feature wood burner.

Study

8'2" x 10'4" (2.51 x 3.17)

Tiled flooring throughout with uPVC window to the front of the property.

WC

Tiled flooring throughout with white toilet and sink and uPVC window to the side of the property.

Landing

Carpeted with doors leading to all four bedrooms and family bathroom.

Bedroom One

10'8" x 14'11" (3.27 x 4.55)

Carpeted throughout with central heating radiator, uPVC window to the front of the property and door leading to the en suite.

En Suite

A three piece suite consisting of a toilet, sink and cubicle shower. Includes built in storage cupboard and uPVC window to the front of the property.

Bedroom Two

11'1" x 8'4" (3.39 x 2.55)

Carpeted throughout with central heating radiator and uPVC window to the rear of the property.

Bedroom Three

10'8" x 8'1" (3.27 x 2.48)

Carpeted throughout with central heating radiator and uPVC window to the rear of the property.

Bedroom Four

8'2" x 14'2" (2.50 x 4.32)

Carpeted throughout with central heating radiator and uPVC window to the front of the property.

Bathroom

6'2" x 7'5" (1.88 x 2.27)

A four piece bathroom suite consisting of bath, cubicle shower, sink and toilet. Vinyl flooring, heated towel rail and uPVC window to the rear of the property.

External

To the front of the property is a low walled garden and off road parking on a brick paved drive down the side of the property leading to the detached brick built garage. To the rear of the property is a fully enclosed, mostly lawned garden with patio area for entertaining.

Disclaimer

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