



## Babbacombe Main Road Brigsley, Grimsby, North East Lincolnshire DN37 0RF

Standing in large gardens with views towards the village church is this extended DETACHED FOUR BEDROOM DETACHED FAMILY HOME. The existing owners have extended and improved the house and garden over the years and now includes: Entrance hall, good sized formal lounge having open access into a dining recess, home office, fabulous living dining kitchen with integrated appliances, utility room and cloaks/wc to the ground floor plus principle bedroom with en suite plus three further bedrooms and a family bathroom/wc. Gas central heating system. Double glazing. Detached double garage with ample off road parking. Front and stunning rear garden which includes an Alfresco entertaining area plus a large lawned area including a vegetable garden & orchard. Views to the rear over open fields. NO FORWARD CHAIN. VIEWING A MUST.

**£410,000**

- OPEN VIEWS TO THE FRONT AND REAR
- SPACIOUS DETACHED FAMILY HOUSE
- LOUNGE/DINING ROOM
- STUNNING LIVING DINING KITCHEN
- UTILITY & CLOAKS/WC
- FOUR BEDROOMS
- BATHROOM & EN SUITE
- DOUBLE GARAGE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- LARGE GARDENS



## ACCOMMODATION

.

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE HALL

Approached via a uPVC double glazed entrance door, this welcoming entrance hall has a double glazed window to the front elevation, radiator and coving to ceiling. The staircase leads up to the first floor.



### ENTRANCE HALL



### LOUNGE (FRONT)

22'8" x 11'0" (6.93 x 3.36)

Having a double glazed window to the front elevation, two radiators and coving to ceiling. The focal point of this room is the black cast iron fire surround which is inset with a matching log burner standing on a black tiled hearth. Open access leads into the:-



### LOUNGE



### DINING RECESS

10'11" x 7'8" (3.33 x 2.35)

This useful recess is ideal for a formal dining table and chairs and has a double glazed window to the side elevation, stylish laminate flooring, radiator and coving to ceiling.



### HOME OFFICE (FRONT)

7'7" x 7'8" (2.33 x 2.35)

This useful home office has a double glazed window to the front elevation, laminate flooring, coving to ceiling and radiator.

### LIVING DINING KITCHEN

22'9" x 8'11" extending to 22'2" (6.94 x 2.73 extending to 6.76)

This fabulous room is the hub of the house and has a high gloss tiled floor three radiators and double glazed windows and doors. The kitchen area is fitted with an abundance of blue base and wall cupboards including a concealed walk in storage/pantry cupboard and matching dresser unit. The integrated appliances include a boiling hot water tap, dish washer and a fridge/freezer together with a built in wine fridge, electric oven, microwave and a induction hob with an extractor fan above. The contrasting quartz work surfaces are inset with a resin sink unit which extends to form a substantial breakfast bar area. Complementary tiled splash backs. A slim media wall is situated close to the breakfast bar area which could house a wall mounted TV which has cupboards below. There is ample space for an additional seating area which has views over the garden.



### LIVING DINING KITCHEN



### LIVING DINING KITCHEN



## LIVING DINING KITCHEN



## UTILITY ROOM

6'0" x 6'11" (1.85 x 2.11)

Fitted with matching blue wall cupboards, one of which houses the gas fired boiler and contrasting work tops which have space beneath for washing machine etc. Double glazed window. Radiator. Tiled floor.



## CLOAKS/WC

Half tiled in a striking blue ceramic tile together with a tiled floor this cloakroom is fitted with a low flush wc and a small vanity unit. Double glazed window. Heated towel rail.



## FIRST FLOOR

### LANDING

This L shaped landing has a large double glazed window having views over the open field and church in the distance. Access to roof space.



### BEDROOM 1

11'1" x 10'9" (3.4 x 3.3)

Two double glazed windows to the front elevation, radiator and door leads into:-



### BEDROOM 1



### EN SUITE

6'10" x 5'9" (2.09 x 1.77)

Fitted with a corner shower cubicle and a vanity unit including a counter top sink and a concealed wc. An illuminated wall mirror is positioned above the sink and a vertical radiator which incorporates a mirror and towel hooks. Inset spots to ceiling. Double glazed windows. Complementary tiled walls having a striking tile to dado height with matching tiled flooring.



### BEDROOM 2

12'6" x 7'11" (3.83 x 2.42)

Again having two double glazed windows to the front elevation with views towards the village church, coving to ceiling and radiator.



### BEDROOM 3 (REAR)

14'3" x 9'1" (4.36 x 2.78)

Double glazed window and radiator. Useful double wardrobe cupboard.



### BEDROOM 3



### BEDROOM 4

7'8" x 7'8" (2.34 x 2.36)

Double glazed window. Radiator and again fitted with a double wardrobe cupboard.



### FAMILY BATHROOM/WC

7'8" x 6'8" (2.35 x 2.05)

Fitted with a corner shower cubicle, a panelled bath and a vanity unit including a concealed wc and sink having cupboards below. The walls are finished in a sparkling light grey and black water proof wall boarding. Inset spot lights to ceiling. Tiled floor. Extractor fan and double glazed window.



## OUTSIDE



## VIEWS FROM THE FRONT



## DOUBLE BRICK GARAGE

18'11" x 13'1" min (5.77 x 3.99 min)

Having two up and over doors to the front, light and power.



## BRICK STORE

10'1" x 5'3" (3.09 x 1.61)

Formerly part of the double garage this useful store room is accessed via a personal door to the side. Light and power.

## ALRESCO ENTERTAINING AREA

The property stands in both front and rear gardens, the fore garden is set behind a small brick wall and is mainly block paved providing additional off road parking which is inset with mature bushes and shrubbery. The fabulous rear garden is accessed via two wooden gates, with a block paved driveway leading passed the house to the garage at the rear. This garden has two sections, the first section situated close to the house which is paved and houses the timber bar sheltered by an arbor which has a fold away canvas roof providing shelter during the summer months. In addition there is a timber summer house and a brick BBQ. The rear section of the garden is lawned which is inset with numerous fruit trees together with a small vegetable patch. Timber and bin store. This garden has views over the farmer's field to the rear.



## THE GARDENS



## THE GARDENS



## THE GARDENS



## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

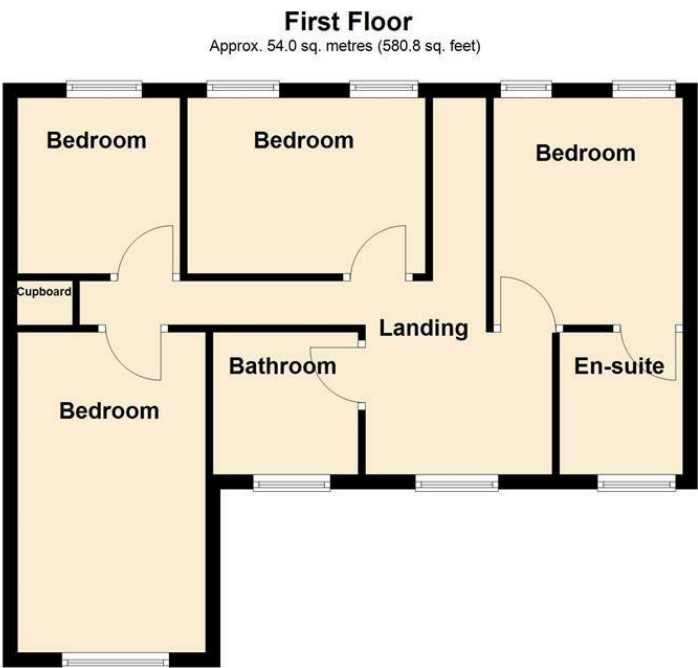
EPC - D

## VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Total area: approx. 134.0 sq. metres (1441.9 sq. feet)



| Energy Efficiency Rating                                        |         |           |    |
|-----------------------------------------------------------------|---------|-----------|----|
|                                                                 | Current | Potential |    |
| Very energy efficient - lower running costs                     |         |           |    |
| (92 plus) A                                                     |         |           |    |
| (81-91) B                                                       |         |           |    |
| (69-80) C                                                       |         |           |    |
| (55-68) D                                                       |         |           |    |
| (39-54) E                                                       |         |           |    |
| (21-38) F                                                       |         |           |    |
| (1-20) G                                                        |         |           |    |
| Not energy efficient - higher running costs                     |         |           |    |
|                                                                 |         | 66        | 78 |
| England & Wales EU Directive 2002/91/EC                         |         |           |    |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |    |
|                                                                 | Current | Potential |    |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |    |
| (92 plus) A                                                     |         |           |    |
| (81-91) B                                                       |         |           |    |
| (69-80) C                                                       |         |           |    |
| (55-68) D                                                       |         |           |    |
| (39-54) E                                                       |         |           |    |
| (21-38) F                                                       |         |           |    |
| (1-20) G                                                        |         |           |    |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |    |
|                                                                 |         |           |    |
| England & Wales EU Directive 2002/91/EC                         |         |           |    |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.