



## 6 Brigsley Grange Close Brigsley, Lincolnshire DN37 0RP

Situated within the attractive village of Brigsley on the fringes of Waltham Village which has a wealth of local amenities including shopping, restaurants, schooling etc is this spacious modern THREE BEDROOM SEMI DETACHED HOUSE built in 2017. The fashionably presented accommodation is immaculately presented and comprises :- Entrance hall, good sized lounge with log burning stove, superb modern dining kitchen, utility room and cloakroom, THREE DOUBLE BEDROOMS, main bedroom with en suite shower room and HAAGENSEN fitted wardrobes, family bathroom with four piece suite. Well kept manicured gardens to the front plus enclosed rear garden. DRIVEWAY AND GARAGE TO THE REAR. Gas central heating system with under floor heating to the ground floor and double glazing. Early viewing is highly recommended.

**£275,000**

- SPACIOUS MODERN SEMI DETACHED HOUSE
- LOUNGE WITH LOG BURNER
- DINING KITCHEN
- UTILITY ROOM
- CLOAKROOM
- THREE DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- DRIVE AND GARAGE
- VILLAGE LOCATION



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE HALL

Approached via a double glazed entrance door leads into the entrance hall with staircase to the first floor landing and useful storage cupboard. Striking wood effect flooring with under floor heating.

### LOUNGE

20'0" x 13'3" (6.12m x 4.04m)

This spacious room with feature fire place with log burning stove and wooden beam over. Double glazed window to the front and double glazed French doors to the rear giving access to the rear garden. Under floor heating plus a vertical central heating radiator.



### LOUNGE

Additional photo



### DINING KITCHEN

20'0" x 11'6" (6.12m x 3.53m)

Fitted with a modern kitchen by Howdens in a fashionable white finish with silver trim contrasting work surfaces incorporating the ceramic sink unit with mixer tap. Attractive tiled splash backs. Built in appliances include the electric oven and gas hob with extractor unit over, dishwasher and fridge freezer. Striking wood effect ceramic tile flooring with under floor heating plus vertical central heating radiator. Double glazed window to the front. Double glazed French doors to the rear giving access to the patio making it ideal for family living and outside entertaining.



## DINING KITCHEN

Additional photo



## DINING KITCHEN



## DINING KITCHEN

### UTILITY ROOM

7'4" x 6'5" (2.24m x 1.96m)

Fitted base units with contrasting work surface and striking tiled splash backs, stainless steel sink unit with mixer tap, plumbing for automatic washing machine. Wall mounted gas central heating boiler. Double glazed door giving access to the rear garden. Continuation of the wood flooring with under floor heating.



### CLOAKROOM

Fitted with a low flush w/c and wash hand basin inset into dedicated vanity unit. Continuation of the wood flooring understair storage cupboard. Underfloor heating.



## FIRST FLOOR

## LANDING

Double glazed window to the front. Radiator. Spelled balustrade in a white finish. Built in airing cupboard. Oak style doors to all rooms.



## BEDROOM 1

13'5" x 13'3" (4.11m x 4.06m)

Recently fitted with a superb range of wardrobes and matching dressing table by Haagensen hand painted in fashionable grey. Double glazed window to the front and radiator.



## BEDROOM 1

Additional photo



## EN SUITE SHOWER ROOM

7'4" x 6'5" (2.24m x 1.96m)

Fitted with a fully tiled shower cubicle with glass door, wash hand basin and low flush w/c inset into dedicated vanity unit with ceramic tiled splash backs. Radiator. Double glazed window to the side.



## BEDROOM 2

11'8" x 10'0" (3.58m x 3.07m)

Double glazed window to the front, radiator. Bank of wardrobes.



## BEDROOM 3

3.58m x 3.07m

Double glazed window to the rear, radiator.



## FAMILY BATHROOM

9'3" x 6'11" (2.84m x 2.13m)

A good sized family bathroom with a modern four piece suite comprising of a fully tiled shower cubicle with glass doors, panelled bath. Wash hand basin and low flush w/c inset into dedicated vanity unit. Ceramic tiled splash backs. Double glazed window to the rear. Radiator. Downlights.



## OUTSIDE



### GARDENS

The front garden is open plan in design laid to lawn continuing to the side of the property. A paved pathway leads to the front door with a canopy over. The rear garden has been lawned with paved patio area and pathway to the rear gate giving access to the driveway and GARAGE. External lighting and outside tap. External power point.



### GARDENS

Additional photo



### DRIVEWAY

A gravelled double width driveway provides off street parking and leads to the GARAGE

### GARAGE

17'6" x 9'7" (5.34m x 2.93m)

Detached brick garage with up and over door, power and lighting. External light. Currently partitioned to provide two rooms, storage space in the eaves.



### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. In additional there is a management company for the residence for maintenance of the common areas. Confirmation / verification has been requested. Please consult us for further details.

### COUNCIL TAX BAND

Council Tax Band C

### 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



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.