



paul fox
the family estate agents

Price Guide

£395,000

EPC Rating: B

11 Front Street,

Grasby, Lincolnshire, DN38 6AN

4 bedroom Detached House



- ✓ A FINE EXECUTIVE DETACHED HOUSE
- ✓ 2 RECEPTION ROOMS
- ✓ FEATURE OPEN PLAN LIVING/DINING KITCHEN
- ✓ 4 DOUBLE BEDROOMS WITH 2 EN SUITES
- ✓ LUXURY FAMILY BATHROOM
- ✓ LARGE FRONT DRIVEWAY AND REAR DOUBLE GARAGE



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



11 Front Street,

Grasby, Lincolnshire DN38 6AN.

4 Bedroom Detached House



paul fox
the family estate agents

A fine executive modern detached family home offering beautifully presented and well appointed accommodation over 3 floors creating an idea purchase for the discerning family buyer or profession couple. The accommodation comprises;

ENTRANCE HALLWAY

Enjoying a front composite double glazed entrance door with frosted glazing, attractive laminate flooring with underfloor heating, wall mounted thermostat, wall to ceiling coving, inset ceiling spotlight, return staircase allowing access to the first floor accommodation with open spell balustrading, matching newel posts and understairs storage.

CLOAKROOM

Enjoys rear uPVC double glazed window with inset pattern glazing and a two piece modern suite in white comprising low flush WC, corner fitted vanity wash hand basin with tiled splash back and storage cabinet beneath, marble effect tiled flooring, wall to ceiling coving, ceiling extractor and spotlights.

STUDY

Measures approx. 2.58m x 2.62m (8' 6" x 8' 7"). Enjoying a front uPVC double glazed window, underfloor heating with wall mounted thermostat, wall to ceiling coving and inset ceiling spotlights.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



11 Front Street,

Grasby, Lincolnshire DN38 6AN.

4 Bedroom Detached House



paul fox
the family estate agents

UTILITY

Measures approx. 2.07m x 1.7m (6' 9" x 5' 7"). Enjoying a side uPVC double glazed window with fitted blinds and enjoying a quality range of fitted shaker style wood grain low level units, drawer units and wall units with curved brushed aluminium style pull handles, a concealed wall mounted Ideal gas fired condensing central heating boiler, complimentary patterned rolled edge working top surface which incorporates a single sink unit with drainer to the side and chrome block mixer tap, a ceramic tiled flooring, space and plumbing for appliances and inset ceiling spotlights.

LARGE OPEN PLAN LIVING/DINING KITCHEN

Measures approx. 3.35m x 8.05m (11' 0" x 26' 5"). Enjoying a dual aspect with rear and side uPVC double glazed windows and matching bi-folding doors and side entrance door and fitted blinds. The kitchen enjoys an extensive range of shaker style matching low level units, drawer units and wall units with brushed aluminum button and cupped pull handles with integral fridge freezer and dishwasher, a complimentary Quartz worktop with matching uprising and that continues creating a breakfast bar and incorporates a one and a half bowl sink unit with drainer to the side and chrome block mixer tap, a built in four ring electric Neff hob with oven beneath and overhead canopy extractor, eye level microwave oven, tiled flooring with underfloor heating an, a wall mounted thermostat, part vaulted ceiling with spotlights and TV point.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



11 Front Street,

Grasby, Lincolnshire DN38 6AN.

4 Bedroom Detached House



paul fox
the family estate agents

FIRST FLOOR LANDING

Enjoys a side uPVC double glazed window, wall mounted thermostat, a return staircase allowing access to the second floor with open spell balustrading and newel post and door off to;

REAR DOUBLE BEDROOM 1

Measures approx. 3.2m plus deep door opening with recess x 3.37m (10' 6" x 11' 1"). Enjoying a dual aspect with twin rear and single side uPVC double glazed windows, TV point, wall to ceiling coving, loft access, inset ceiling spotlights and built in wardrobe with feature oak doors and door through to;



EN-SUITE SHOWER ROOM

Measures approx. 2.27m x 1.77m (7' 5" x 5' 10"). Enjoying a side uPVC double glazed window with inset pattern glazing and blind and with a three piece modern suite comprising close coupled low flush WC with adjoining vanity wash hand basin set within a Quartz style top and walk in double shower cubicle with overhead mains shower, tiling to walls and glazed screen, marble effect tiling to floor, part tiling to walls with chrome edging, fitted chrome towel rail, wall to ceiling coving and inset ceiling spotlights.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



11 Front Street,

Grasby, Lincolnshire DN38 6AN.

4 Bedroom Detached House



paul fox
the family estate agents

REAR DOUBLE BEDROOM 2

Measures approx. 3.55m x 3.68m (11' 8" x 12' 1"). Enjoying a rear uPVC double glazed window, wall to ceiling coving and ceiling spotlights.

FRONT BEDROOM 3

Measures approx. 2.63m x 4.7m (8' 8" x 15' 5"). Enjoying a front uPVC double glazed window, wall to ceiling coving and inset ceiling spotlights.

QUALITY FAMILY BATHROOM

Measures approx. 2.61m x 3.25m (8' 7" x 10' 8"). Enjoying a front uPVC double glazed window with inset pattern glazing and enjoying a quality four piece suite in white comprising low flush WC, pedestal wash hand basin, broad panelled bath and walk in double shower cubicle with overhead mains shower and glazed screen, matching fully tiled floor and walls with a marble effect with two fitted chrome towel rails, inset ceiling spotlights.

SECOND FLOOR LANDING

Enjoys side uPVC double glazed window, continuation of open spell balustrading and a door through to;

DOUBLE BEDROOM 4

Measures approx. 3.6m x 4m (11' 10" x 13' 1"). Enjoying twin rear Velux roof lights, eaves storage, inset ceiling spotlights, wall mounted programmer and doors through to;



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



11 Front Street,

Grasby, Lincolnshire DN38 6AN.

4 Bedroom Detached House



paul fox
the family estate agents

EN-SUITE BATHROOM

Measures approx. 4m x 1.73m (13' 1" x 5' 8"). Enjoying a rear double glazed roof light and a three piece suite in white comprising low flush WC, pedestal wash hand basin, panelled bath, part tiling to walls with chrome edging, fitted chrome towel rail and inset ceiling spotlights.

GROUNDS

The property enjoys generous gardens with the front enjoying an extensive pebbled driveway providing sufficient parking for an excellent number of vehicles with continued side shared driveway with number 11A that grants access to a detached brick built double garage. The rear garden comes fully enclosed being principally lawned with an Indian slate flagged patio.

OUTBUILDINGS

The property enjoys the benefit of a detached brick built double garage found to the rear, measuring 5.56m x 5.65m (18' 3" x 18' 6") with twin electric remote operated roller front doors, which are positioned higher than normal to allow access for a 4 x 4 type vehicle. The garage benefits from a rear uPVC window and personal door allowing access within the rear garden, pitched roof providing storage and internal power and lighting.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



11 Front Street,

Grasby, Lincolnshire DN38 6AN.

4 Bedroom Detached House



paul fox
the family estate agents

SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has a modern gas fired central heating system being underfloor to the ground floor and traditional wet radiator system to the first and second floor.

DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors

****IMPORTANT****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



11 Front Street,

Grasby, Lincolnshire DN38 6AN.

4 Bedroom Detached House



paul fox
the family estate agents



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.