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the family estate agents

Price Guide  
**£79,950**

EPC Rating: C

## 40 Ancholme Mews, Bigby Street

Brigg, North Lincolnshire, DN20 8BF  
1 Bedroom Second Floor Apartment



- ✓ A MODERN SECOND FLOOR APARTAMENT
- ✓ NO UPWARD CHAIN
- ✓ HIGHLY DESIRABLE & SOUGHT AFTER COMPLEX
- ✓ ATTRACTIVE FITTED KITCHEN & SHOWE ROOM
- ✓ LARGE BEDROOM WITH FITTED FURNITURE
- ✓ WALKING DISTANCE TO THE TOWN CENTRE

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

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A modern second floor apartment, set within a highly desirable and beautifully kept complex that is within walking distance to the town centre. The well proportioned and maintained complex briefly comprises, an entrance hallway, a built-in airing cupboard, a spacious lounge through dining room with access to an attractive fitted kitchen with integral appliances, a spacious bedroom with fitted furniture and a main shower room. The complex benefits from surrounding gardens and communal living areas that provide social events.

## FRONT ENTRANCE HALLWAY

Includes a hardwood entrance door, built-in storage cupboard that houses the cylinder water tank and further internal hardwood glazed doors allowing access through to;

## MAIN LOUNGE DINER

Measures approx. 3.36m x 5.84m (11' 0" x 19' 2"). With a front uPVC double glazed window, TV input and twin hardwood glazed doors allowing access through to;

## QUALITY FITTED KITCHEN

Measures approx. 2.34m x 2.24m (7' 8" x 7' 4"). With a front uPVC double glazed window. The kitchen includes a range of wooden shaker low level units, drawer units and wall units with brushed aluminum style pull handles and a patterned working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, built-in fridge freezer, eye level Neff oven with matching microwave above and four ring induction Neff hob with overhead integrated extractor fan with downlighting and tiled splash backs, dishwasher, cushioned flooring, ceiling spotlights.



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## MASTER BEDROOM 1

Measures approx. 7.6m x 2.85m (24' 11" x 9' 4"). With front uPVC double glazed window, TV input and a range of fitted wardrobes and matching drawer units with a dressing area.

## SHOWER ROOM

Measures approx. 2.63m x 1.72m (8' 8" x 5' 8"). With a double walk-in shower cubicle with raised tray and overhead main shower, glazed twin sliding doors and fully tiled splash backs, an oval wash hand basin with storage units beneath and an adjoining low flush WC with further low level and high level units, cushioned flooring part tiled walls, inset ceiling spotlights and a wall mounted towel heater in white.



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### SERVICES

Electricity, water and drainage are understood to be connected.

### CENTRAL HEATING

The property has electric storage heaters.

### 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.

**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.

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