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the family estate agents

Price Guide
£175,000

EPC Rating: TBC

26 Grammar School Road

Brigg, North Lincolnshire, DN20 8AF
3 Bedroom End Terrace House



- ✓ A FINE END-TERRACE FAMILY HOME
- ✓ 2 RECEPTION ROOMS
- ✓ SUPERB OPEN PLAN DINING KITCHEN
- ✓ UTILITY & CLOAKROOM
- ✓ STYLISH FAMILY BATHROOM
- ✓ PRIVATE LANDSCAPED REAR GARDEN

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A fine traditional end of terrace house situated within close proximity to all local town amenities. The superbly presented and deceptively spacious accommodation which has undertaken a full renovation from the current owners briefly comprises, an entrance porch, inner hall, front living room with open fire, sitting/family room, spacious open plan kitchen diner with log burning stove, utility and downstairs WC. The first floor consists of a generous general landing leading off to 3 bedrooms and a spacious stylish fitted family bathroom. Occupying an excellent landscaped garden which provides both an Indian sandstone patio and a raised decked entertaining area with an overhead timber gazebo. A block paved pathway allows access to a rear driveway and detached garage accessible from Glebe road.



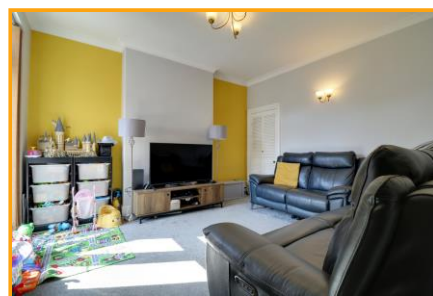
FRONT ENTRANCE PORCH

Enjoys an attractive composite entrance door with inset patterned glazing, tiled flooring and an internal hardwood glazed door with adjoining top light with frosted glazing that allows access through to;



INNER HALLWAY

Includes dado railing, a traditional single flight staircase leading to the first floor accommodation with open spell balustrading with adjoining oak grabrail and attractive oak internal doors allow access through to;



FRONT LIVING ROOM

Measures approx. 3.35m x 3.6m (11' 0" x 11' 10"). With a front bay uPVC double glazed window, panelling to walls, continuation of laminate flooring, TV input, wall to ceiling coving and a large open recessed fireplace with tiled hearth and bricked backing with oak surrounding mantel.



SITTING ROOM

Measures approx. 3.97m x 3.7m (13' 0" x 12' 2"). With rear French double glazed doors allowing access to the rear garden, two double wall lights, TV input, a built-in under the stairs storage cupboard and wall to ceiling coving.

OPEN PLAN KITCHEN DINER

Measures approx. 2.73m x 8.32m (8' 11" x 27' 4"). With side barn style composite entrance door with inset patterned glazing with further side uPVC double glazed windows. The kitchen includes a range of white shaker style low level units, drawer units and wall units with glazed fronts and brushed aluminum style pull handles, a laminate working top surface with matching uprising incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side, plumbing for a dishwasher, integrated microwave, space for a tall American fridge freezer and further space for a spacious Range Master cooker, attractive tiled flooring, ceiling spotlights, a feature open recessed fireplace with tiled backing, hearth and decorative surround and mantel with a multi-burning stove and a sliding door leads through to;



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REAR UTILITY ROOM

Measures approx. 1m x 1.5m (3' 3" x 4' 11"). With a working top surface and plumbing for a washing machine, space for a tumble dryer, laminate flooring and a sliding door which leads through to;

CLOAKROOM

Measures approx. 0.85m x 1.5m (2' 9" x 4' 11"). With a rear uPVC double glazed window with frosted glazing, low flush WC in white, a vanity wash hand basin with gloss storage units beneath with tiled splash back, continuation of laminate flooring and inset ceiling spotlights.

SPACIOUS FIRST FLOOR LANDING

Includes loft access, dado railing, a built-in storage cupboard, loft access and internal oak doors which allows access off to;

FRONT DOUBLE BEDROOM 1

Measures approx. 3.36m x 4.3m (11' 0" x 14' 1"). With a front uPVC double glazed window, a bank of attractive fitted wardrobes and a built-in storage cupboard which houses the Viessmann gas combi boiler.

REAR DOUBLE BEDROOM 2

Measures approx. 3.08m x 3.7m (10' 1" x 12' 2"). With a rear uPVC double glazed window and a bank of attractive fitted wardrobes.

BEDROOM 3

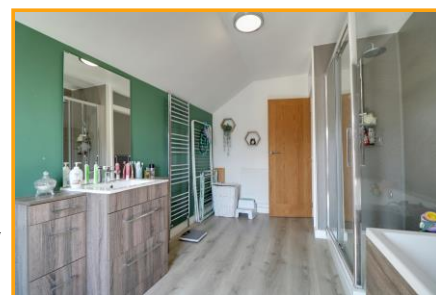
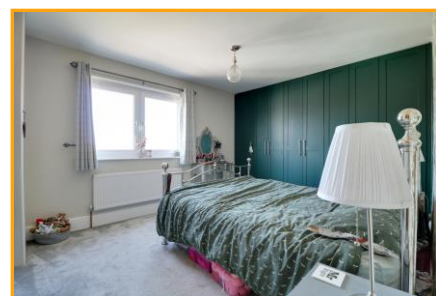
Measures approx. 1.64m x 4.04m (5' 5" x 13' 3"). With a side uPVC double glazed window and a bank of fitted wardrobes.

STYLISH FITTED FAMILY BATHROOM

Measures approx. 2.7m x 4.15m (8' 10" x 13' 7"). With a rear uPVC double glazed window with frosted glazing, a four piece suite comprising a double walk-in shower cubicle with raised tray, overhead chrome main shower and sliding glazed door, mermaid boarding splash back, a spacious panelled bath with low flush WC, a large rectangular vanity wash hand basin with matching storage drawers beneath with brushed aluminum style pull handles, laminate flooring, extractor fan and wall mounted chrome towel heater.

GROUNDS

The rear of the property enjoys a generous private enclosed landscaped garden with blocked paved pathway, Indian sandstone patio, principally laid lawn, feature raised decked entertaining area with overhead timber gazebo and access leads out the rear garden via a secure gate to a concrete sectional detached garage and driveway The front provides a low maintenance dwarf walled garden.



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SERVICES

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

CENTRAL HEATING

The property has a gas fired central heating system to radiators.

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.

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