



paul fox
the family estate agents

Price Guide
£270,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: TBC

5 The Copse

Brigg, North Lincolnshire, DN20 9HY
3 Bedroom Detached House



- ✓ A FINE TRADITIONAL DETACHED HOME
- ✓ QUIET CUL-DE-SAC LOCATION
- ✓ FITTED BREAKFASTING KITCHEN
- ✓ 3 BEDROOMS
- ✓ MODERN SHOWER ROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN

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

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A fine traditional detached family house, positioned in a quiet sought after cul-de-sac location and within a short walking distance to all local town amenities. The well proportioned and maintained accommodation comprises;

CENTRAL ENTRANCE HALLWAY

Enjoys a front composite entrance door with inset pattern glazing with rear bow uPVC double glazed window and internal doors off to;

CLOAKROOM

With a rear uPVC double glazed window with frosted glazing and a two piece suite in white comprising of a low flush WC and wash hand basin with storage units beneath with tiled splash backs and cushioned flooring.

INNER HALLWAY

With a uPVC double glazed window, wall to ceiling coving and an opening leading through to;

DINING ROOM

Measures approx. 4.98m x 3.75m (). With a side uPVC double glazed window, wall to ceiling coving, traditional single flight staircase leads to the first floor accommodation with open spell balustrading and matching newel post and further internal hardwood glazed doors lead through to;

FRONT LIVING ROOM

Measures approx. 4.99m x 3.21m (). Enjoying a dual aspect with front twin uPVC double glazed windows and side uPVC double glazed window, TV input, wall to ceiling coving and a feature electric coal effect fireplace.

BREAKFAST KITCHEN

Measures approx. 4.98m x 2.24m (). Enjoying a dual aspect with rear twin uPVC and side uPVC double glazed windows with a further composite entrance door with inset pattern glazing allowing access to the rear garden. The kitchen enjoys a range of white fronted low level units, drawer units and wall units with glazed fronts and rounded pull handles and a patterned working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side with tiled splash backs, built in electric oven with grill above and 4-ring electric hob with overhead extractor fan, plumbing for an automatic washing machine, integrated fridge freezer, tiled flooring, wall mounted Worcester gas boiler and built in under stairs pantry.



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FIRST FLOOR LANDING

Enjoys a side uPVC double glazed window, built in airing cupboard and internal doors allowing access off to;

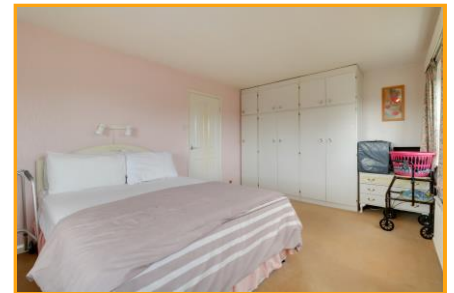
DOUBLE BEDROOM 1

Measures approx. 3.23m x 5.02m (). Enjoying a dual aspect with front twin uPVC double glazed and side uPVC double glazed windows and a bank of fitted wardrobes with matching drawer units.



DOUBLE BEDROOM 2

Measures approx. 2.87m x 3.5m (). Enjoying a dual aspect with rear and side uPVC double glazed window.



BEDROOM 3

Measures approx. 2.88m x 2.72m (). With a side uPVC double glazed window and loft access.

SHOWER ROOM

Measures approx. 2.24m x 2m (). Enjoying a rear uPVC double glazed window with frosted glazing and a three piece suite comprising of a low flush WC, pedestal wash hand basin and a double walk in shower cubicle with raised tray and glazed screen with overhead chrome mains shower and mermaid boarding and fully ceramic tiled walls.



OUTBUILDINGS

Measures approx. To the rear there is a aluminum glazed framed greenhouse and a single garage measuring 2.71m x 5.17m (). With a side uPVC double glazed window, full power and lighting and an up and over front door.

GROUNDS

The property to the rear enjoys a private enclosed mature garden with surrounding planted borders and a flagged patio seating area with surrounding secure fencing. There is access down the side of the property via a hard standing pathway and through a secure side garden gate. To the front the property enjoys an extensive resin laid driveway providing ample off street parking and leads to an attached single brick garage and further to the front enjoys a mature lawned garden with further planted borders and border hedging. Further to the front grounds there is a block paved patio seating area leading to the front entrance with an overhead "lean to" panelled roof.



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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

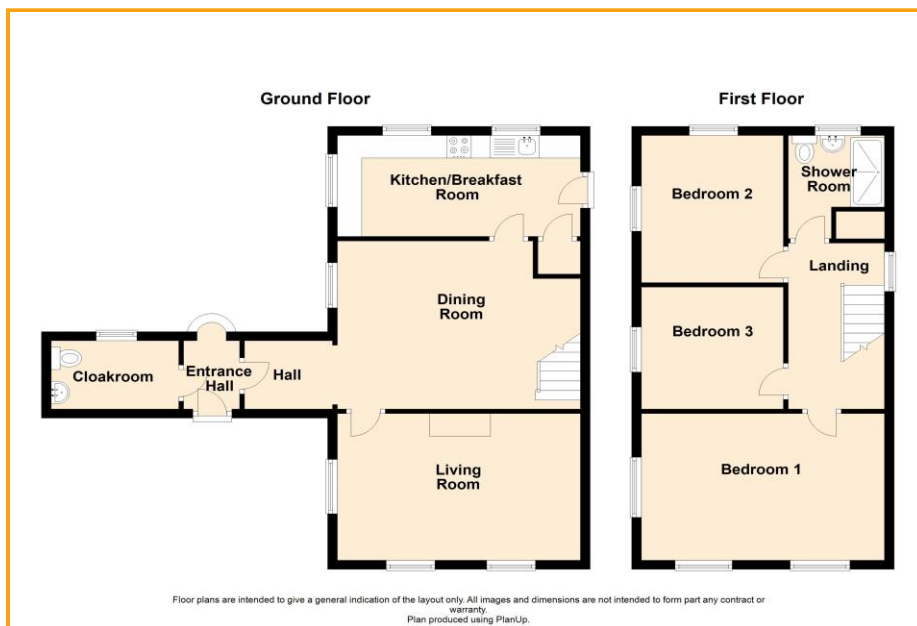
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