



25 POPPYFIELD WAY, Brigg

GUIDE £219,000



25 Poppyfield Way, Brigg, North Lincolnshire, DN20 8FG

DESCRIPTION

A very well presented four bedroom detached house which has been altered to incorporate an additional reception room to the ground floor which is currently being used as an office but would lend itself to a multitude of uses. A recently fitted kitchen offers a contemporary feel to this family home and also offers two further reception rooms, modern en-suite shower room to the master and family bathroom.

LOCATION

The property is located close to the centre of the market town of Brigg. Brigg has all of the relaxed qualities of a country market town with a small market place at its heart, still with a traditional street market on Thursdays and Saturdays together with a thriving farmers market each month. The main shopping street has a host of small shops and businesses and there are well respected junior and secondary schools. There is easy access to the M180 motorway, a railway station in the nearby village of Barnetby and Humberside Airport close by at Kirmington.

ACCOMMODATION

Entrance Hall

Half glazed entrance door, wood effect laminate flooring, stairs leading to first floor, under stairs cupboard, radiator, coving.

Living Room (4.77m x 3.28m)

Window to the front elevation, radiator, wood effect laminate flooring, wooden fire surround with living flame effect electric fire on a marble hearth, double doors leading to the dining room, coving.

Dining Room (3.01m x 2.86m)

Patio door leading to the rear garden with glazed side panels, radiator, wood effect laminate flooring.

Kitchen (5.65m max x 3.73m max)

Window to the rear and side elevations, recently fitted shaker style kitchen units incorporating a one and a half bowl stainless steel sink unit, dishwasher, fridge/freezer, 'Neff' oven, 'Whirlpool' microwave, 'Logik' ceramic hob with extractor above, dishwasher,

pull out larder cupboards, open shelving, under cupboard lighting, radiator.

Utility Room (1.53m x 1.53m)

Half glazed rear entrance door, base cupboard with worksurface over, wall cupboards, plumbing for washing machine, space for tumble dryer.

Cloakroom (1.62m x 0.81m)

w.c., vanity wash hand basin with cupboard beneath, radiator, extractor fan.

Study / Office (4.94m x 2.54m)

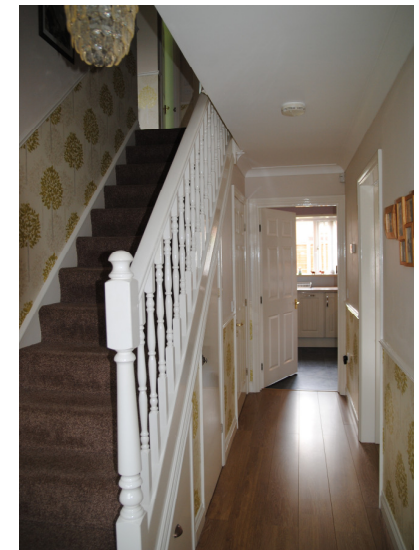
Window to the front elevation, radiator.

Landing

Radiator, airing cupboard, loft access.

Master Bedroom (4.33m x 3.34m)

Window to the front elevation, radiator, range of built in wardrobes, display alcove.



En-Suite Shower Room (1.78m x 1.67m)

Window to the front elevation, white suite comprising: w.c. with concealed sistern, vanity wash hand basin with cupboard beneath and matching wall cupboards and mirror above, enclosed shower cubicle with thermostatically controlled shower and bi-fold door, heated towel rail, extractor fan.

Bedroom Two (3.37m max x 3.20m max)

Window to the rear elevation, radiator.

Bedroom Three (4.26m max x 3.64m max)

Window to the front elevation, radiator.

Bedroom Four (3.37m max x 2.78m max)

Window to the rear elevation, radiator.

Bathroom (2.26m x 1.70m)

Window to the rear elevation, radiator, white suite comprising: w.c., wash hand basin and bath with shower mixer tap, part tiled walls, extractor fan, shaving socket.

OUTSIDE

The property is approached over a block paved driveway providing parking for several vehicles. The open plan front garden is predominantly laid to lawn with shrub borders. Paths lead to the side of the property giving access to the enclosed rear garden which again is laid to lawn with shrub borders. A flagstone patio is adjacent to the rear of the property. A metal shed is located to the rear of the garden with a further timber shed to the side of the property.

GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by North Lincolnshire District Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 12.30pm.

Viewing: Please contact the Brigg office on 01652 654833.

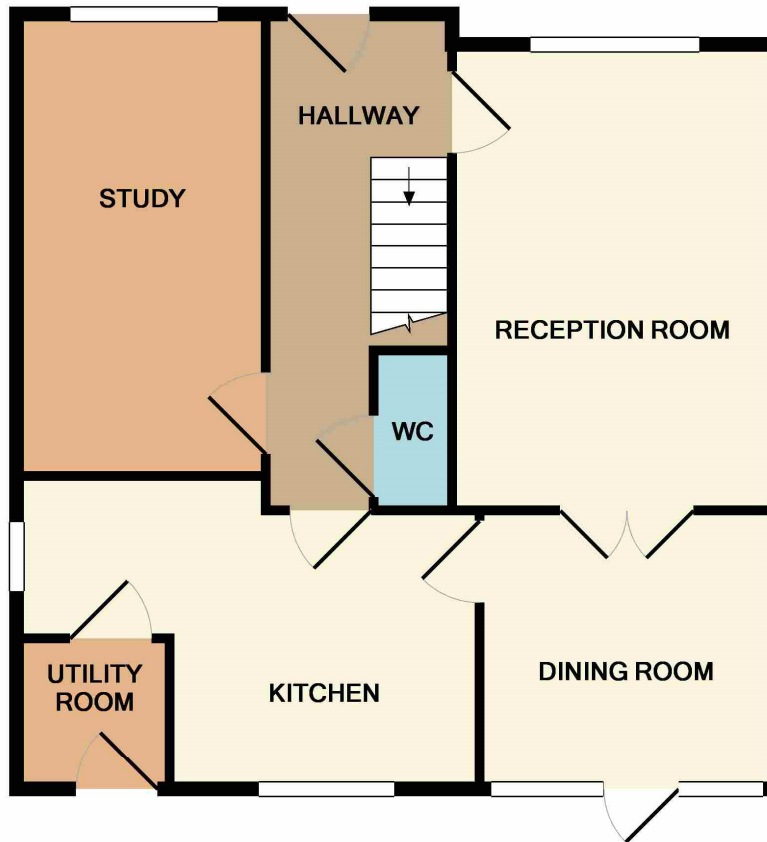
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Brigg - 01652 654833.

These particulars were prepared in July 2017.

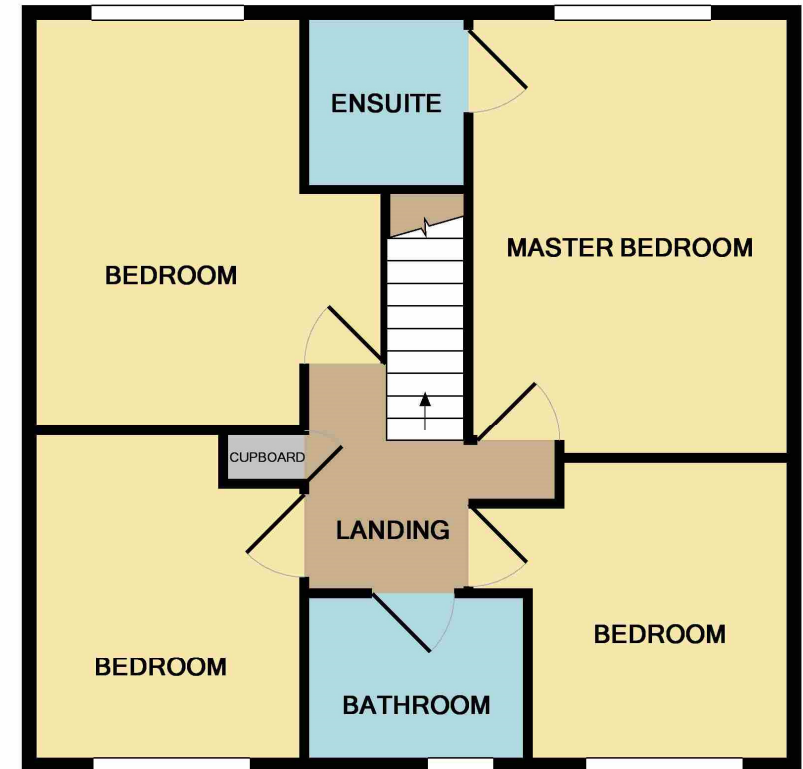








GROUND FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1281 SQ.FT. (119.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

73

53

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.