



**Asking Price £120,000**

**TENURE : FREEHOLD**

**Horstead Avenue, DN20**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Secure enclosed gardens to the front and rear aspect**

**Open aspect rural farmland views**

**Located to the popular market town of Brigg**

**Lincolnshire**

**Gas central heating combi - boiler**

**Updated uPVC windows and external doors to the ground floor**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties presents a spacious end of terrace property comprising three bedrooms, located to the popular market town of Brigg.

Briefly the property comprises, spacious entrance hall to entry via uPVC glazed front aspect external door, rear aspect sitting room comprising, wood laminate flooring, large rear aspect uPVC window, and feature central electric fire with marble hearth and wooden mantle. Kitchen features wood fronted wall and base units to the full surround, providing ample storage throughout, with laminate fronted worktops extending to the half width of the walls providing water sensitive splash back to all food preparation areas, a mains gas supply is situated for freestanding cooker, with integral stainless steel extractor, a one and a half stainless steel sink and drainer, and front aspect uPVC window, also feature. To the rear of the kitchen, via internal wooden doors, the dining room is located, allowing for access to the rear garden via uPVC door.

The first floor comprises, two double bedrooms, with a third single bedroom. A separate WC to the main bathroom, comprising, panel bath, pedestal hand basin and integral storage cupboards.

Externally the property comprises, a fully fenced perimeter to the front and rear aspect, low maintenance front garden featuring mainly paved patio, and large area of laid to lawn situated to the rear. On road parking bays are located to the front aspect of the property.

Located within walking distance of Brigg town centre, a full range of amenities are close to hand, including major supermarkets, local farmers market, and independent retail stores. The market town hosts a well regarded market each Thursday and Saturday. Good local primary and secondary schools are located nearby, with access to sports facilities located to the Ancholme leisure centre and and new sports facilities on Wrawby Road. Situated within a very short distance of both the A18 and M180, providing access to Hull, Grimsby, Scunthorpe, Doncaster and the national motorway network.

**Viewings are essential!**

#### **Entrance Hall**

Entrance to property via uPVC door, opening onto large entrance hall comprising, wood laminate flooring, light to ceiling, stairs to first floor, and access to sitting room and kitchen.

#### **Lounge**

Rear aspect sitting room comprising, wood laminate flooring, rear aspect uPVC window, single radiator, electric fire with marble hearth and wooden mantle, and light to ceiling.

#### **Kitchen**

Fitted kitchen comprising, wood fronted wall and base units, laminate worktops with half wall laminate splashback, space for under white goods, gas supply for freestanding cooker, over hob extractor unit, and one and a half stainless steel sink and drainer.

#### **Dining Room**

Situated to the rear of the kitchen with internal door to access, comprising, carpet flooring, rear aspect uPVC external door and rear aspect window, single radiator, and light to ceiling.



### **Bedroom One**

Double bedroom comprises, wood flooring, single radiator, rear aspect uPVC window, and light to ceiling.

### **Bedroom Two**

Double bedroom comprises, wood laminate flooring, single radiator, rear aspect uPVC window, and light to ceiling.

### **Bedroom Three**

Single bedroom comprises, carpet flooring, single radiator, side aspect uPVC window, and light to ceiling.

### **WC**

Separate WC comprising, low flush toilet, vinyl flooring, uPVC obscure glazed window, and light to ceiling.

### **Bathroom**

Bathroom suite comprises, vinyl flooring, panel bath with mixer taps and shower hose attachment, pedestal hand basin, tiling to half walls, rear aspect obscure glazed window, integral storage cupboard, and light to ceiling.

### **External**

To the front aspect a fully fenced perimeter with gated access opens onto low maintenance paved garden, with small laid to lawn, and external water supply.

To the rear aspect a good sized laid to lawn, with paved pathway, storage shed, compost area, and fully fenced perimeter.

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