



## Woodland View Melton Road, Brigg, DN20 8SS

**£499,950**

Welcome to Woodland View, a beautifully presented and completely immaculate four bedroom home with field views at the rear and superb living spaces with a recent kitchen upgrade, lovely decor and an amazing family space in the extended sitting room.

Sitting just a few minutes outside of Brigg and the motorway network this is brilliantly positioned, and the house itself is perfectly setup for modern families, with multiple reception rooms, open plan spaces, entertaining rooms and practical storage and utility spaces. Upstairs all four bedrooms are generous doubles with two en suite bedrooms and a family bathroom too. The main bedroom with balcony to the rear is a real luxury, looking over open fields.

Outside, you have a gated sweeping in and out drive with parking for plenty of cars, access to the double garage, then the rear garden is landscaped and low maintenance, astroturfed lawn, elevated seating areas and secure too.

Viewngs are available by appointment, please get in touch to book.

## Entrance



Bar 12'9" x 12'2" (3.89m x 3.71m)



Lounge 15'7" x 14'8" (4.76m x 4.49m)



Sun Room 17'1" x 12'9" (5.23m x 3.90m)



## Landing



Dining Room 18'0" x 12'9" (5.51m x 3.90m)



Bedroom one 12'5" x 10'9" (3.81m x 3.30m)



Kitchen/Breakfast Room 22'1" x 10'10" (6.74m x 3.32m)



Study 10'0" x 9'2" (3.06m x 2.80m)

Utility 9'9" x 9'4" (2.98m x 2.86m)

## W.C

En Suite 9'4" x 6'2" (2.85m x 1.89m)



En Suite two 9'4" x 6'6" (2.85m x 2.00m)



Bedroom three 11'10" x 11'10" (3.63m x 3.62m)



Bedroom two 12'11" x 12'9" (3.95m x 3.90m)



Bedroom four 12'9" x 10'10" (3.90m x 3.31m)



Bathroom 10'0" x 7'6" (3.06m x 2.29m)



Double Garage 20'10" x 18'1" (6.37m x 5.53m)

Balcony

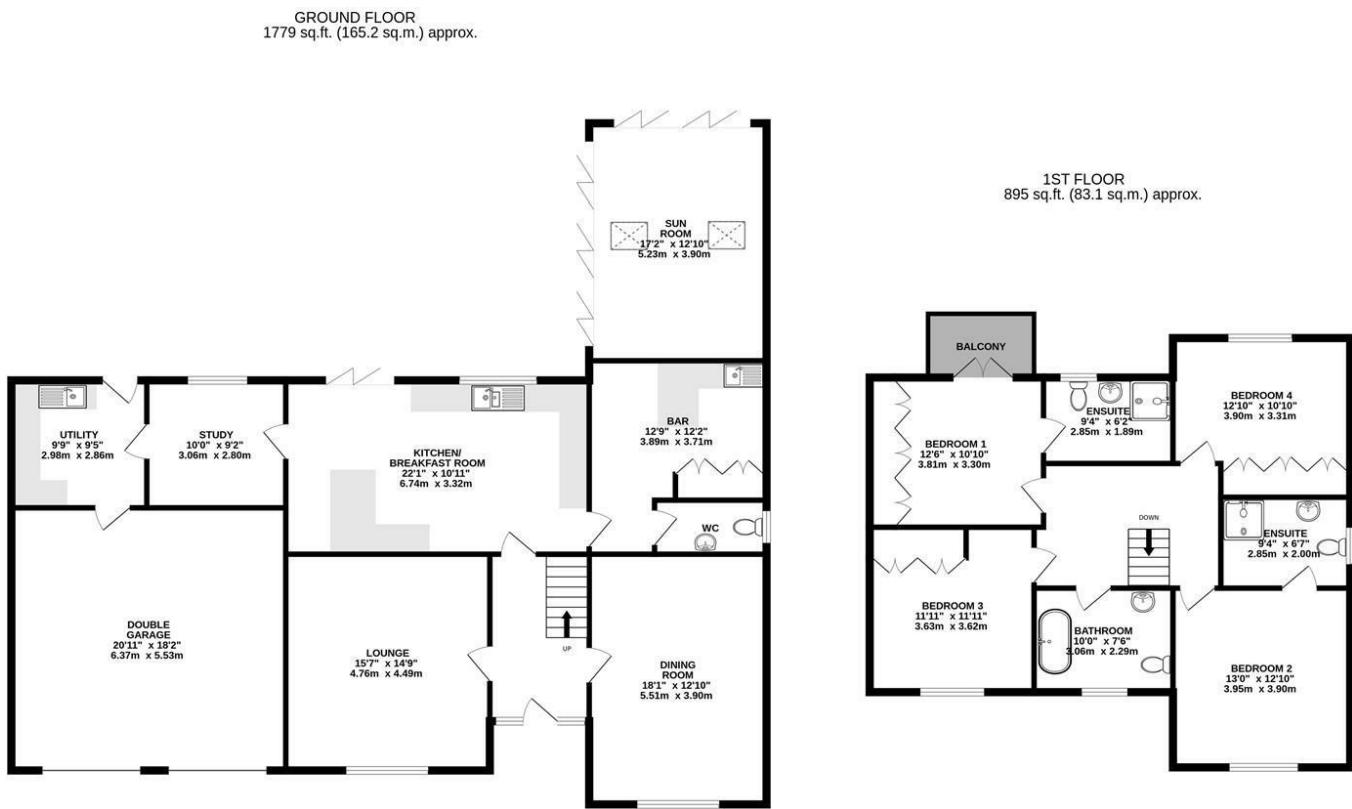
Outside



Outside front



# Floor Plan



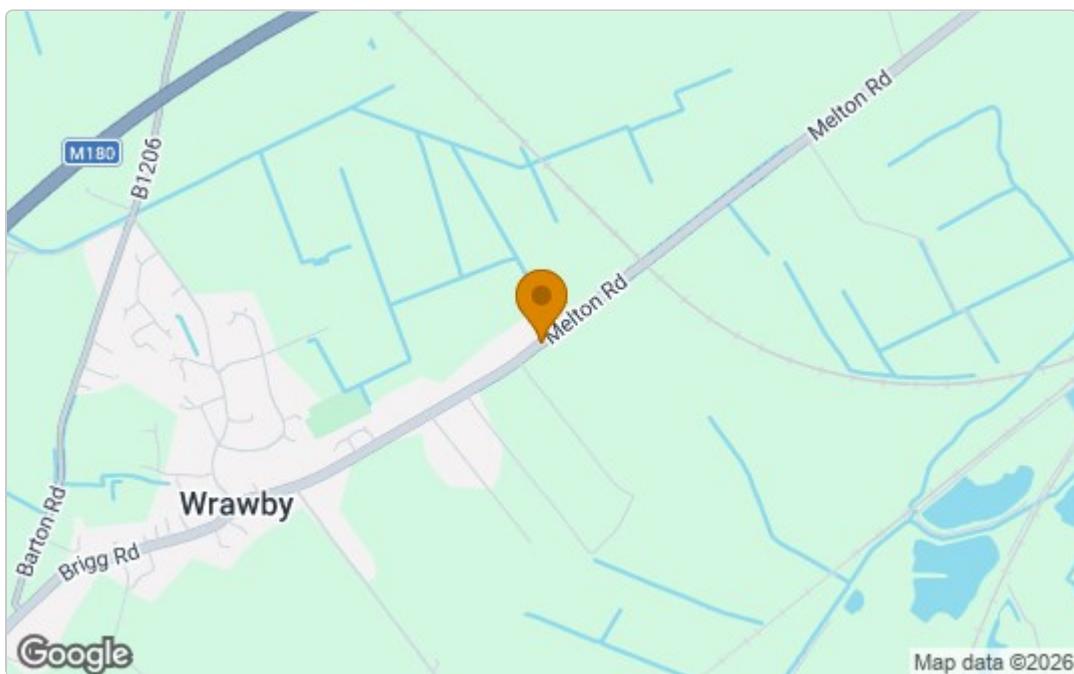
TOTAL FLOOR AREA : 2673 sq.ft. (248.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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