



3 Milson Close, Brigg, DN20 0EA

£349,950

One of our favourites this year already, the perfect family home and presented immaculately, a real credit to the owners. Tucked away on a private road, with a generous west facing and private plot we have this detached family home with the kind of space every family wants.

A superb open plan feel to the ground floor with a spacious lounge, double doors open up to the dining and garden rooms with the kitchen adjacent and utility just off. You also get a hallway, downstairs w.c., and the flow through the ground floor is genuinely spot on, with entertaining and separate spaces for families to enjoy. Three double bedrooms and two modern bathrooms make up the first floor with ample storage throughout too.

Outside, there is a block paved drive with matching pathways around the house, a detached garage and a fantastic garden. Secure, private, multiple seating areas and even a summer house and a kids play area.

Such a good home, viewings are available by appointment, please get in touch to book.

Entrance



Sun room 14'1" x 12'3" (4.31 x 3.74)



Lounge 17'6" x 13'8" (5.34 x 4.18)



W.C.

Landing



Kitchen 16'3" x 11'7" (4.97 x 3.55)



Bedroom one 13'8" x 11'11" (4.18 x 3.64)



Utility 7'10" x 5'11" (2.41 x 1.81)



En suite



Dining room 11'7" x 10'2" (3.55 x 3.11)



Bedroom two 11'7" x 10'2" (3.55 x 3.11)

Bedroom three 11'7" x 10'2" (3.55 x 3.11)

Bathroom



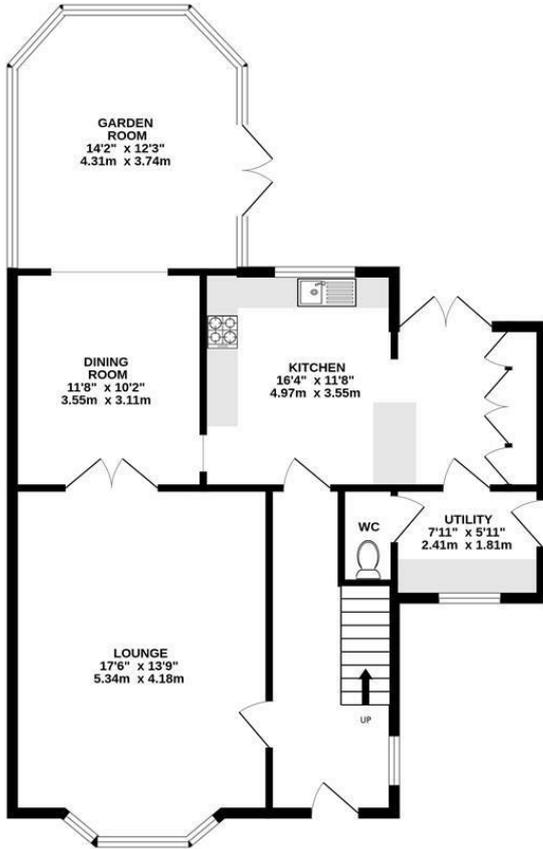
Outside



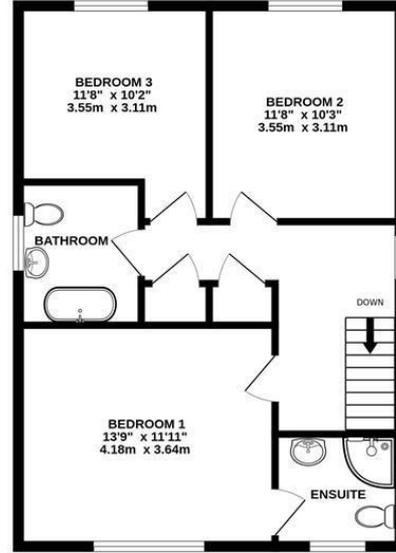
Garage

Floor Plan

GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1482 sq.ft. (137.7 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		73	78
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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