



**Clover Court,**  
Brigg, North Lincolnshire, DN20 8FE

 **NEWTON  
FALLOWELL**

# Clover Court, Brigg, North Lincolnshire, DN20 8FE Offers In Excess Of £285,000

## INSIDE AND OUTSIDE FAMILY LIVING DEFINED.

This modern 4 bedroom detached family home occupies a generous corner plot which has been enclosed to create a superb social space with bespoke timber cabin bar. The house itself is beautifully lit and includes a 16'6 bay fronted Lounge opening to a separate Dining room which in turn connects to the garden. The modern Breakfast Kitchen includes an excellent range of appliances including boiling water tap. In addition to the modern family bathroom there is a refurbished Bath room and the bedrooms could be adapted to include home office space if required. The reception drive and Garage are supplemented by secure parking for a motor home at the rear of the property.

THIS MUST BE VIEWED.

## RECEPTION HALL

A canopied entrance with upvc door leads to the Hall with coving, radiator, door to the Garage and stair to first floor with built in storage under.

## CLOAK ROOM

Appointed with a modern suite in white to include a close couple wc, rectangular vanity basin with pillar tap and cupboard under, radiator and extractor fan.



## LOUNGE

**16'2" x 10'9" (4.95m x 3.30m)**

A well lit forward facing room with walk-in upvc double glazed splay bay window, 2 radiators, tv aerial point, coving, decorative fire surround with granite style back and hearth and inset electric fire. Twin timber doors connect through to

## DINING ROOM

**10'0" x 10'0" (3.06m x 3.05m)**

Ideal for more formal family celebrations and joining to the rear gardens via upvc double glazed French door. The room also includes a radiator, coving and laminated flooring.

## BREAKFAST KITCHEN

### KITCHEN SPACE

**9'11" x 8'7" (3.04m x 2.63m)**

Stylishly appointed with a good range of contemporary light grey fronted units with quartz style tops to include a 1 1/2 bowl resin sink with boiling water tap and cupboards under, integrated dishwasher, a further 5 base units, plinth mood lighting, built in oven and microwave with storage over and under, inset induction hob with chimney style extractor over, an additional 6 units at eye level, coving, spot lighting, upvc double glazed window overlooking the rear garden and opening to

## BREAKFAST AREA

**9'6" x 6'5" (2.90m x 1.98m)**

With fitted breakfast bar and a range of matching cupboards over, built in larder style fridge and freezer, upvc double glazed window to the side aspect, coving, radiator, spot lighting and rounded arch to

## UTILITY ENTRANCE

Appointed with a further range of matching light grey fronted units and worktops to include an integrated washing machine, radiator, spot lighting and rear upvc door.

## LANDING

With radiator, access to the roof space and Linen cupboard.

## BEDROOM 1

**13'10" x 11'0" (4.22m x 3.37m)**

A forward facing double room with upvc double glazed window, high gloss oak style laminated flooring, arched display recess with tv aerial point, radiator and fitted wardrobes with sliding doors to one wall.

## EN SUITE

A refurbished and fully tiled room with suite in white to include rectangular wash hand basin on vanity shelf with storage under, close coupled wc, electric shaver point, radiator, extractor fan, glazed and tiled shower enclosure with drencher head and upvc double glazed window.

## BEDROOM 2

**11'10" max x 12'5" max (3.63m max x 3.80m max)**

A further forward facing double room with upvc double glazed window, dark laminated flooring, radiator, tv aerial point and fitted wardrobes with sliding doors.

## BEDROOM 3

**10'10" x 9'2" (3.32m x 2.81m)**

Enjoying views to the rear garden with radiator and tv aerial point.

## BEDROOM 4

**10'10" x 10'2" into the door (3.31m x 3.12m into the door)**

A further rear facing room with upvc double glazed window, radiator and tv aerial point.

## BATHROOM

**7'8" x 5'5" (2.34m x 1.66m)**

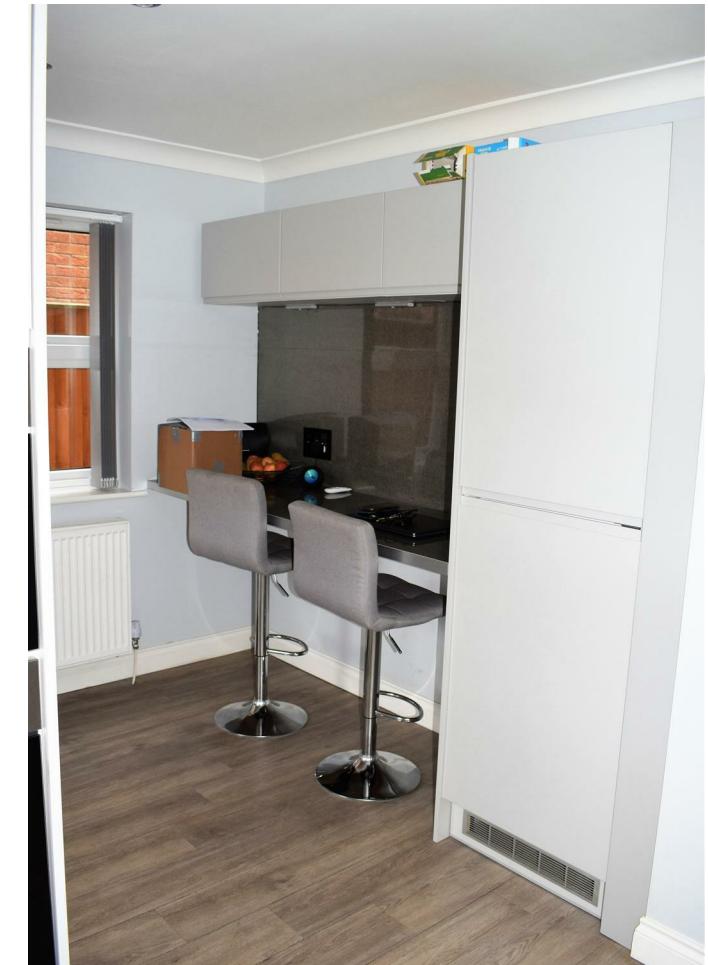
A modern styled room with tile effect paneling to full height and a suite in white to include a close coupled wc, vanity unit with rectangular sink with pillar tap and cupboard under, bath with mixer shower attachment, electric shaver point, radiator, extractor fan and upvc double glazed window.

## OUTSIDE

The property benefits from occupying a larger than average corner plot and is fronted by a neat open plan lawn with low shrubs and an ornamental tree. A 2 car block paved reception drive leads to integral SINGLE GARAGE with up and over door, electric light and power and wall mounted gas fired combination boiler. The enclosed rear garden had been designed for easy family life and relaxed entertaining and includes a curving flagged terrace opening to a lawn with side border, garden Shed and a raised timber deck with large timber Cabin housing a bar with electric light and power. There is also gated vehicle access allowing for secure parking for a motor home or boat if required.

## TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.



## COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

## FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

## CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Brr Law, Bridge McFarland and Mason Baggott and Garton. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

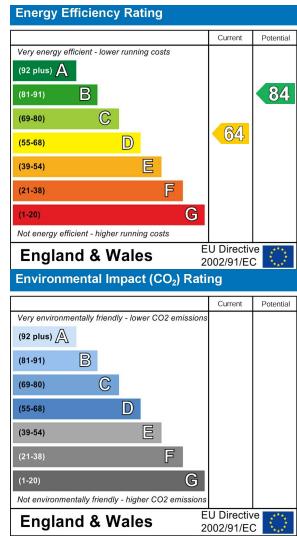
## MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

## VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 or Newton Fallowell Caistor on 01472 433030 for a free market appraisal.





GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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