



Albert Street,
Brigg, Lincolnshire, DN20 8HS

 **NEWTON
FALLOWELL**

Albert Street, Brigg, Lincolnshire, DN20 8HS £265,000

Dating back to the early 1850s this BEAUTIFULLY balanced double fronted traditional family home offers flexible 4 bedroom accommodation with surprisingly generous enclosed gardens conveniently situated for the centre of the historic market town of Brigg. The prospective purchasers finds a central Hallway flanked by 2 matching reception rooms with open fireplaces and the separate Study overlooks the rear gardens. The oak appointed Kitchen allows access to a practical Utility room with Shower room beyond. The 4 first floor Bedrooms are arranged around a central Landing and a family Bathroom with both roll top bath and separate shower enclosure completes the home. The enclosed rear gardens offer a secure family space and there is vehicle access and parking to the rear.

A home of undoubted character which must be viewed.

ENTRANCE

A Pillared entrance with inset UPVC door and fanlight opens to the Reception Hall with dado rail, coving, radiator and a central arched door with decorative fanlight leading to the rear Hall.

SITTING ROOM

13'11" x 12'11" (4.26m x 3.94m)

A traditional forward facing reception room featured on the fossilized marble fire surround with open grate and decoratively tiled slip and fitted cupboards to either hand. There is also a UPVC double glazed sash window, radiator, picture rail and dado rail.

DINING ROOM

13'11" max x 12'11" (4.26m max x 3.95m)

A further forward facing reception room with UPVC double glazed sash window, picture rail, ceiling rose, dado rail, radiator and oak fire surround with decorative horseshoe cast iron open grate and tiled hearth.

REAR HALL

With slender spindle balustraded return stair to the first floor with cupboard under, radiator, coving and rear entrance door.



STUDY

11'11" x 9'8" (3.64m x 2.95m)

A modern day essential enjoying views across the rear gardens with UPVC sash window, radiator and picture rail.

KITCHEN

11'11" x 12'11" (3.64m x 3.94m)

Appointed with a range of antique oak style fronted units with light marbled tops to include inset ceramic sink with 4 cupboards under, a further 3 base units together with an additional 2 cupboards and 3 china display cabinets at eye level, quarry tiled floor, radiator, tiled recess housing for a range oven with full height larder stores to either hand, tiled splash areas, UPVC double glazed sash window to the rear and door to

REAR ENTRANCE

With panelled door.

UTILITY

11'9" x 6'11" (3.60m x 2.13m)

A most practical area with additional work surfacing with inset sink unit, space and plumbing for an automatic washing machine, refrigerator and freezer spaces, 4 further units at eye level, tiled floor and UPVC double glazed window.

SHOWER ROOM

6'11" x 6'9" (2.11m x 2.08m)

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, glazed and tiled shower enclosure with electric shower, extractor fan, radiator and UPVC double glazed window.

LANDING

A half Landing with UPVC double glazed sash window leads to the Full Landing with spelled rail, dado rail, radiator, coving and centre arch.

BEDROOM 1

13'11" x 10'8" (4.26m x 3.26m)

A forward facing double room with a UPVC double glazed sash window, radiator, decorative open fireplace and built in hanging shelved cupboards.

BEDROOM 2

11'11" x 11'8" (3.64m x 3.58m)

A rear facing room with a range of fitted furniture to include a corner, triple wardrobe and knee hole dressing table. There is also a vanity wash hand basin, radiator and UPVC double glazed sash window.

BEDROOM 3

12'9" x 11'3" (3.89m x 3.45m)

A further forward facing double room with UPVC double glazed sash window, radiator, hanging cupboard and decorative fireplace.

BEDROOM 4

9'7" x 9'8" (2.94m x 2.95m)

With UPVC double glazed sash window to the front aspect and radiator.

BATHROOM

12'11" x 11'11" (3.95m x 3.64m)

Appointed with a traditional suite in white to include a free standing roll top bath, pedestal wash hand basin, a close coupled wc, tiled and glazed shower enclosure with both drenched head and hand held attachment, radiator, dado rail, part tiled walls, picture rail, UPVC double glazed sash window and deep airing cupboard housing the gas fired combination boiler.



OUTSIDE

A personnel corridor allows pedestrian access from Albert Street and opens to a surprisingly generous enclosed rear garden which includes neat lawns with herbaceous borders and shade giving shrubs and trees. There is also a series of raised vegetable beds and a rose covered trellis. in addition to the Log store and Potting Shed / garden store there are high timber gates which allow for vehicle access and parking on a concrete reception area

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 B . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

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.

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

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.

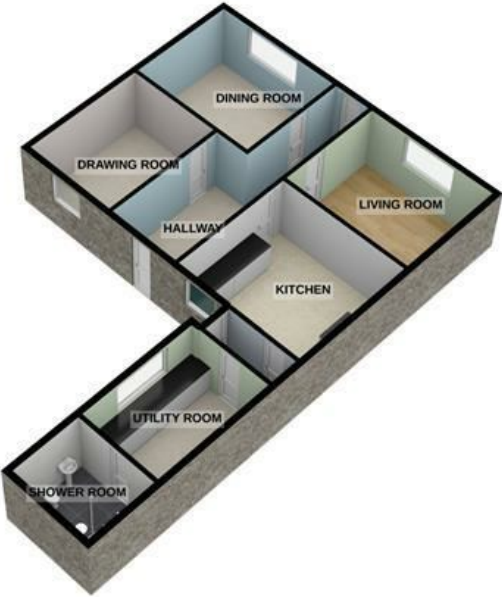
VALUATION

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(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

GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 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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