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the family estate agents

Price Guide  
**£140,000**

EPC Rating:TBC

## 12 Queen Street

Brigg, North Lincolnshire, DN20 8HY  
2 Bedroom Mid Terrace Home



- ✓ BEAUTIFULLY PRESENTED MID TERRACE HOME
- ✓ SPACIOUS LOUNGE
- ✓ MODERN DINING KITCHEN
- ✓ TWO DOUBLE BEDROOMS
- ✓ CONTEMPORARY BATHROOM
- ✓ COURTYARD REAR GARDEN

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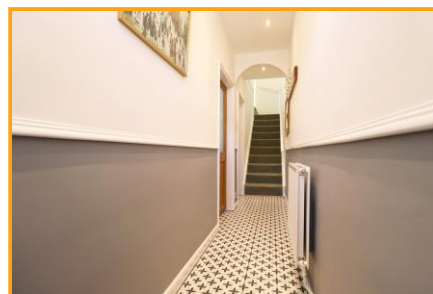
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Modernised throughout this beautifully presented mid-terrace home would be an ideal first time buy or investment opportunity ready for someone to move straight into. The home is situated in a fantastic position being a short walk away from Brigg town centre. this charming property briefly comprises an entrance hall, spacious lounge, modern dining kitchen, versatile rear porch and utility room. The first floor boasts two spacious bedrooms serviced by a contemporary bathroom suite. Externally the home enjoys a low maintenance private courtyard rear garden with solid wood fencing. A gate to the rear provides access to an external storage shed. The home has the added benefit of recently refurbished sash windows, EICR with 8 years remaining, a new flat roof on the extension, a consumer unit installed in 2016 and all rear windows replaced with double glazed uPVC.



## ENTRANCE HALLWAY

Measures approx. 4.97m x 0.86m (16' 4" x 2' 10"). With a traditional four panel hardwood entrance door with single glazed top light, traditional tiled flooring, single flight staircase giving access to the first floor accommodation with grabrail, inset ceiling spotlights and internal solid wood doors giving access into the lounge and dining kitchen.



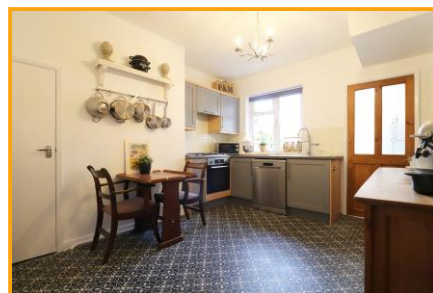
## SPACIOUS LOUNGE

Measures approx. 3.65m x 3.34m (12' x 10' 11"). With a front vertical sash window, attractive hardwood flooring, a central feature fireplace with tiled surround and splash back and solid wood ornate, two feature arches one with storage cupboard beneath, wall to ceiling coving and multiple electric socket points.



## MODERN DINING KITCHEN

Measures 3.65m x 3.34m (12' x 10' 11") maximum. Enjoys a rear uPVC double glazed window. The kitchen enjoys a range of grey shaker style wall and base units with a complementary rolled edge countertop, built-in sink unit and drainer, four ring gas hob with oven beneath and extractor hood above with ample space and plumbing been given for white goods, attractive tiled effect vinyl flooring, useful built-in pantry and a useful understairs storage cupboard and an internal door allows access into;



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## REAR PORCH

Measures approx. 1.30m x 1.14m (4' 3" x 3' 9"). With solid wood entrance door with glass inserts giving access to the rear courtyard and side uPVC double glazed window, wood vinyl flooring, a recessed wall and an internal door allowing access to;



## UTILITY ROOM

Measures approx. 1.34m x 1.13m (4' 5" x 3' 8"). With a side uPVC double glazed window, space and plumbing for an automatic washing machine and dryer, wall mounted boiler and wood vinyl flooring.



## MASTER BEDROOM 1/LOUNGE

Measures approx. 3.62m x 4.36m (11' 10" x 14' 4"). Enjoying front vertical sash window, carpeted floors, multiple electric socket points and TV aerial point.



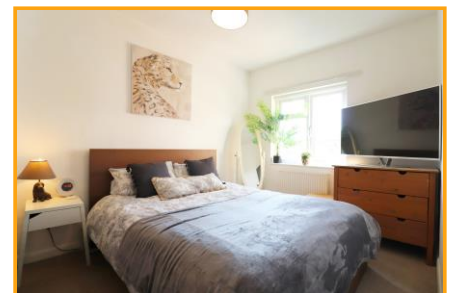
## REAR DOUBLE BEDROOM 2

Measures approx. 3.70m x 2.58m (12' 2" x 8' 6"). With rear uPVC double glazed window, carpeted floors, electric point and multiple electric socket points.



## MAIN FAMILY BATHROOM

Measures approx. 4.11 x 2.15m (13' 6" x 7' 1"). With a side obscured uPVC double glazed window, three piece suite in white comprising a low flush WC, panelled bath with overhead shower attachment with an attractive tiled finish and wash hand basin with tiled splash back, astroturf flooring, ceiling mounted spotlights and built-in shelving above the toilet.



## GROUNDS

The rear garden is of a courtyard style being fully enclosed and private with fence panels and a gate to the rear providing access to an external storage shed.

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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

The property has a gas fired central heating system to radiators.

## DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors.

**\*\* IMPORTANT \*\***

## PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

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