



paul fox
the family estate agents

Price Guide
£325,000

EPC Rating: E

5 Top Road

Worlaby, Brigg, North Lincolnshire, DN20 0NN
4 Bedroom Detached Bungalow



- ✓ AN ATTRACTIVE DETACHED BUNGALOW
- ✓ SOUGHT AFTER WOLD VILLAGE LOCATION
- ✓ OPEN PLAN LIVING AND DINING AREA WITH REAR CONSERVATORY
- ✓ 4 BEDROOMS
- ✓ MAIN FAMILY BATHROOM AND EN-SUITE
- ✓ PRIVATE SURROUNDING GARDENS

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



THE
GUILD
PROPERTY
PROFESSIONALS

5 Top Road

Worlaby, Brigg, North Lincolnshire, DN20 0NN

4 Bedroom Detached Bungalow



paul fox
the family estate agents

'Briarwood' is an immaculately kept modern detached bungalow, positioned quietly within the highly desirable village of Worlaby. The deceptively spacious and extremely versatile accommodation briefly comprises;

CENTRAL ENTRANCE PORCH

Includes a front uPVC double glazed entrance door with inset pattern glazing with adjoining uPVC double glazed windows, tiled flooring and an internal door allows access off to;

SPACIOUS OPEN PLAN LOUNGE DINING ROOM

Measures approx. 3.82m x 4.95m (12' 6" x 16' 3"). With a front uPVC double glazed window, TV input, wall to ceiling coving, feature electric coal effect Victorian style fireplace with a projecting marble hearth with decorative surround and backing, wall mounted alarm keypad, built in storage cupboard with plumbing for an automatic washing machine, uPVC double glazed sliding doors allow access off to the conservatory.

DINING AREA

Measures approx. 2.64m x 3.66m (8' 8" x 12' 0"). With wall to ceiling coving and an opening leading through to.

KITCHEN

Measures approx. 2.95m x 1.8m (9' 8" x 5' 11"). With a side uPVC double glazed window and the kitchen includes a range of attractive pine fronted shaker style low level units, drawer units and wall units with decorative brushed rectangular pull handles and a patterned working top surface with matching uprising incorporating a one and a half bowl ceramic sink unit with block mixer tap and drainer to the side with tiled splash backs, built in electric 4-ring hob with further belling electric oven with matching grill, attractive oak style laminate flooring, ceiling spotlights, wall to ceiling coving, two built in storage cupboard one which houses the hot cylinder tank and an opening leading to a side entrance.

SIDE ENTRANCE/UTILITY

Measures approx. 1.5m x 2.7m (4' 11" x 8' 10"). With a uPVC double glazed entrance door and inset pattern glazing, cloaks area, working top surface and space for a free standing fridge/freezer, plumbing for a dishwasher and an internal door leading through to the integral garage.

SPACIOUS CONSERVATORY

Measures approx. 3.53m x 4.4m (11' 7" x 14' 5"). With a hip and pitched polycarbonate roof, dwarf bricked walling, tiled flooring, surrounding uPVC double glazed windows and full power.

BEDROOM 1

Measures approx. 3.35m x 3.54m (11' 0" x 11' 7"). Enjoying a dual aspect with side and rear uPVC double glazed windows, range of fitted bedroom furniture with a bank of wardrobes with mirrored fronts, matching drawers and a dressing area and internal door allows access to;



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

5 Top Road

Worlaby, Brigg, North Lincolnshire, DN20 0NN

4 Bedroom Detached Bungalow



paul fox
the family estate agents

EN-SUITE BATHROOM

Measures approx. 2.5m x 1.67m (8' 2" x 5' 6"). With a rear uPVC double glazed window with frosted glazing and a four piece suite comprising of a pine panelled bath, low flush WC and a pedestal wash hand basin, cushioned flooring, wall to ceiling coving, extractor fan and fully tiled walls.

INNER HALLWAY

With loft access and further internal doors off to;

GENEROUS FAMILY BATHROOM

Measures approx. 3.2m x 2.35m (10' 6" x 7' 9"). With two twin rear uPVC double glazed windows with frosted glazing and a four piece suite comprising of a panelled bath with chrome shower attachment, raised walk in single shower cubicle with overhead electric shower with fully tiled splash back, "his and hers" oval wash hand basin with storage units beneath, cushioned flooring, fully tiled walls, ceiling spotlights and extractor fan.

DOUBLE BEDROOM 2

Measures approx. 3.33m x 3.87m (10' 11" x 12' 8"). Enjoying a dual aspect with front and side uPVC double glazed window, bank of fitted wardrobes with mirrored fronts and matching drawer units and an internal door allows access off to;

DOUBLE BEDROOM 3

Measures approx. 2.64m x 2.72m (8' 8" x 8' 11"). With a rear uPVC double glazed window and wall to ceiling coving.

SITTING ROOM/BEDROOM 4

Measures approx. 2.75m x 2.86m (9' 0" x 9' 5"). With a front uPVC double glazed window, TV input and wall to ceiling coving.

INTEGRAL SINGLE GARAGE

Measures approx. 2.9m x 5.12m (9' 6" x 16' 10"). With an up and over front door, full power ideal for a fridge/freezer, washing machine or tumble dryer, lighting and a side uPVC double glazed window with frosted glazing.

GROUNDS

The private surrounding manageable gardens feature both artificial and natural laid to lawns with a wide variety of mature trees, shrubs and discreet seating areas. The garden includes secure boundary hedging and fencing throughout enjoying excellent privacy and access can be made around the whole perimeter via flagged pathways. The front of the property consists of a pea pebbled driveway allowing off street parking for several vehicles and direct access to the integral garage.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

5 Top Road

Worlaby, Brigg, North Lincolnshire, DN20 0NN

4 Bedroom Detached Bungalow



paul fox
the family estate agents

SERVICES

Night storage heaters, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has night storage heaters.

DOUBLE GLAZING

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

** IMPORTANT **

PURCHASE PROCEDURE

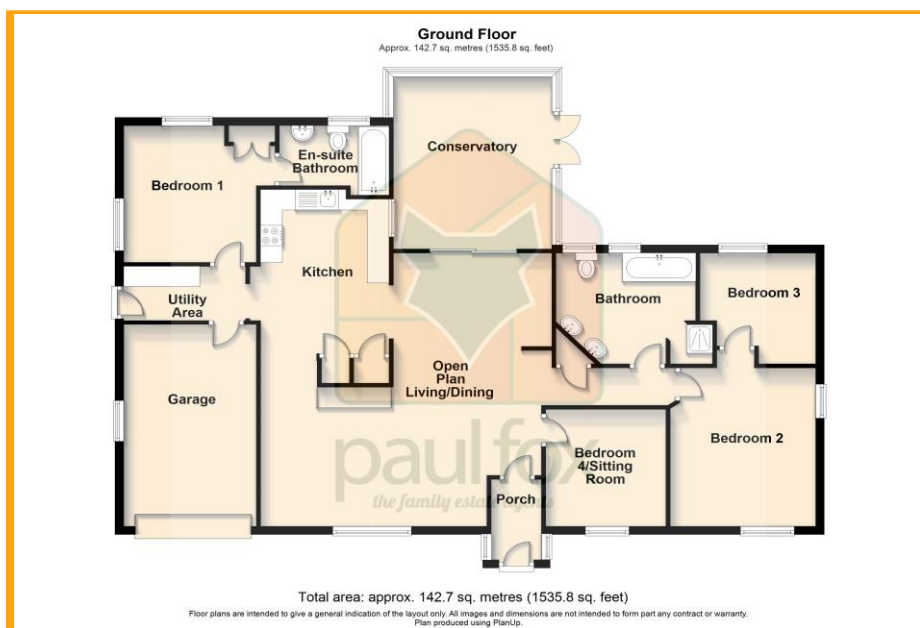
Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

