



**28 Hawthorn Avenue,  
Brigg, Lincolnshire,  
DN20 8PG**

Asking Price: £120,000

EPC: To be confirmed (0)

Council Tax - A



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

## Accommodation Summary:

- TRADITIONAL END OF TERRACE HOUSE
- IDEAL FIRST TIME BUY
- EXTENDED TO THE GROUND FLOOR
- 2 RECEPTION ROOMS
- MODERN FITTED KITCHEN & UTILITY
- 2/3 BEDROOMS
- MAIN FAMILY BATHROOM
- LOW MAINTENANCE GARDENS
- OFF STREET PARKING & GARAGE
- VIEW VIA OUR BRIGG OFFICE



## Description:

A traditional end-terrace house, positioned on a corner plot within an established residential area. The property has been extended to the ground floor creating well proportioned and versatile living and would be an ideal purchase for a first time buyer. The accommodation briefly comprises, front entrance porch, main lounge diner with open access to a modern fitted kitchen, utility room, side entrance porch allows access to a flexible reception room or further bedroom. The first floor provides a central landing leading to two bedrooms serviced by a family bathroom. Providing surrounding low maintenance gardens with off street parking and the benefit of a detached single garage.



## Rooms:

**Front Entrance Porch** Includes a front uPVC double glazed entrance door with inset patterned glazing with adjoining uPVC double glazed windows, a further hardwood glazed door allows access through to;



**Inner Hallway** Has a traditional single flight staircase leading to the first floor accommodation with adjoining grabrail, a wall mounted alarmed keypad and an opening which leads through to;

**Front Lounge** 13' x 11'4" (3.96m x 3.45m). With a front uPVC double glazed window, attractive oak style laminate flooring, an electric log effect fire, TV input, wall to ceiling coving and an opening which leads through to;



**Kitchen Diner 8'10" x 9'8" (2.7m x 2.95m).**

With a rear uPVC double glazed window and continuation of laminate flooring. The kitchen includes a modern matt grey fronted low level units, drawer units and wall units with handleless pull handles and a patterned working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side with tiled splash backs, integrated Cooke and Lewis four ring induction hob with matching oven, space for a tall fridge freezer, ceiling spotlights, a wall mounted Hive thermostatic control, under the stairs storage cupboard and a further door allows access through to;



**Utility Room 5'8" x 6'5" (1.73m x 1.96m).**

With a patterned working top with plumbing for an automatic washing machine, a two piece suite comprising a low flush WC and a wall mounted wash hand basin, vinyl flooring, partly tiled walls and extractor fan.



**Side Entrance Porch** Includes a front uPVC double glazed entrance door, a further side uPVC double glazed window with frosted glazing, continuation of laminate flooring and an internal glazed hardwood door allows access through to;

**Spacious Rear Bedroom/Reception Room 11' x 13'11" (3.35m x 4.24m).**

With two twin side uPVC double glazed windows and French doors allowing access to the rear garden, inset ceiling spotlights and TV input.



**First Floor Landing** Includes a side uPVC double glazed window, loft access and internal doors allowing access off to;

**Front Double Bedroom 1 11'2" x 13'8" (3.4m x 4.17m).**

With a front uPVC double glazed window, a built-in over the stairs storage cupboard and a further built-in storage cupboard which houses a Worcester Bosch combi boiler.



**Rear Bedroom 2** 8'2" x 9'6" (2.5m x 2.9m).  
With a rear uPVC double glazed window and TV input.

**Main Bathroom** 6'7" x 8'2" (2m x 2.5m).  
With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising of a panelled bath with overhead chrome main shower, low flush WC and a pedestal wash hand basin with tiled splash back and cushioned flooring.

**Grounds** To the side of the property enjoys off street parking via a flagged concrete driveway leading to a detached sectional garage, side access leads to a further low maintenance rear garden with boundary hedging and secure fencing.

