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BEN  
CADE



12 Beechwood Drive, Brigg, DN20 9AR

£299,950

Formerly a four bed home but has been altered to create a very spacious three bedroom, two bathroom detached family home on an excellent size south plot in the sought after Village of Scawby. On a quiet private road it has a really good layout with great rooms sizes and the potential for a an open plan kitchen diner. Downstairs the property has an entrance hall, great size lounge with a log burner, kitchen, dining room, utility and downstairs W.C. Upstairs there are three double bedrooms, the master having a four piece en suite and a further family bathroom. Outside there is a rear garden laid with turf and patio area and off road parking to the front. Available for viewings now, please call to book your appointment.

Entrance Hall

Kitchen 13'10" x 10'6" (4.24 x 3.21)



Utility Room

W.C.

Lounge 16'2" x 11'10" (4.94 x 3.62)



Dining Room 14'2" x 11'10" max (4.33 x 3.62 max)



First floor landing

Bedroom One 14'1" x 15'4" (4.30 x 4.68)



En suite 8'6" x 9'1" (2.61 x 2.79)



Bedroom Two 14'1" x 12'2" (4.30 x 3.71)



Bedroom Three 8'8" x 11'8" (2.66 x 3.57)



Family bathroom 5'5" x 8'9" (1.67 x 2.69)



Outside

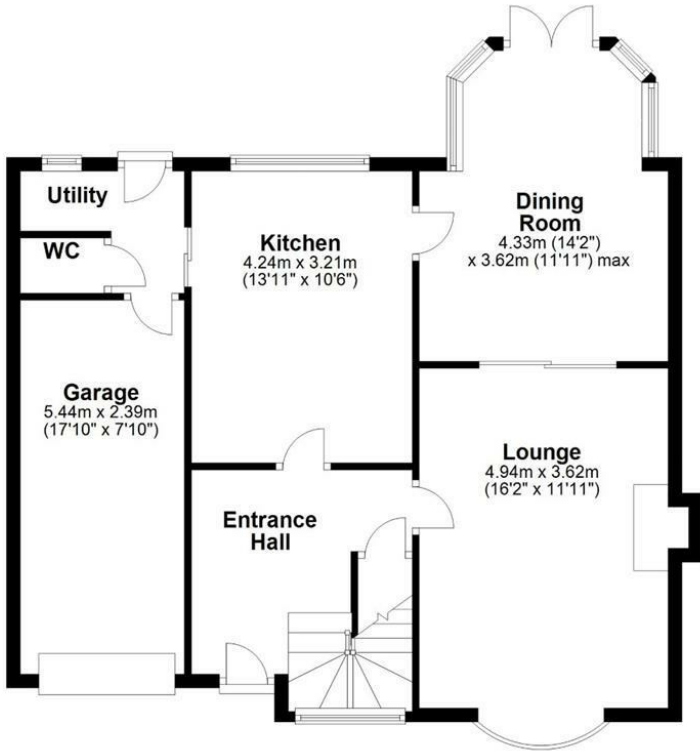


Garage 17'10" x 7'10" (5.44 x 2.39)

# Floor Plan

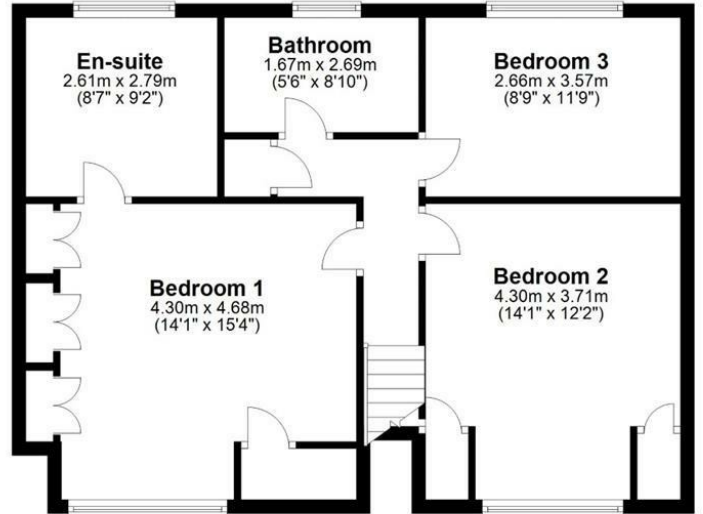
## Ground Floor

Approx. 76.2 sq. metres (820.3 sq. feet)



## First Floor

Approx. 64.3 sq. metres (691.6 sq. feet)



Total area: approx. 140.5 sq. metres (1511.9 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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