



Francis Gardens, Scawby, North Lincolnshire

Offers over £375,000

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 lovella





## Key Features

- Total Floor Area: 159 Square Metres
- Lounge & Office
- Open Plan Family Kitchen
- Utility Room & WC
- Three Double Bedrooms
- Walk-In Wardrobe
- Family Bathroom & En-Suite
- Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- EPC rating B







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## DESCRIPTION

An impressive three bedroom family home tucked away in the sought after village of Scawby.

As you drive up, the driveway enhances the stature of this property, providing ample off street parking and access to the rear garden and garage. Once inside, the lobby invites you to explore this tastefully styled, well appointed accommodation. Including a comfortable lounge with a log burner and a home office.

As you venture further the stylish open plan family kitchen offers a great place for everyone to gather, dine, entertain, or enjoy a quiet moment. While the utility room and WC make it easy for everyday chores. With the first floor offering three double bedrooms, and the principal one benefitting from a walk-in wardrobe and an en-suite, while the rest from a family bathroom.

As you step outside, you are greeted by the lovingly tended garden with a delightful patio area and a manicured lawn. Perfect for outdoor entertaining or to host a party!

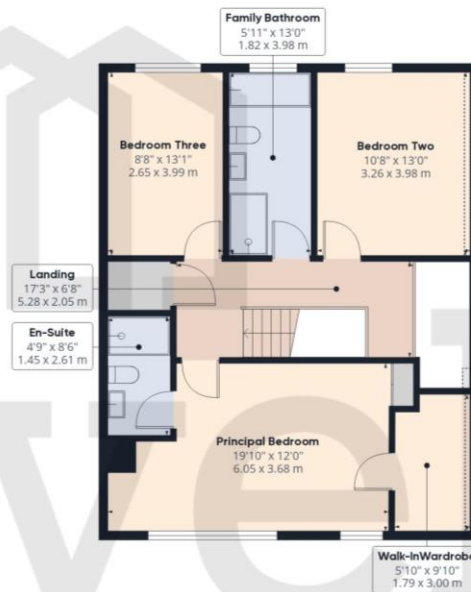
Viewing is a pure delight.



## FLOORPLAN



Ground Floor



Floor 1

## Francis Gardens, Scawby, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band E

### VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

### AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

### HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



**ENTRANCE** 3.55m x 3.23m (11'7" x 10'7")

Entered through a composite door via hallway into the lobby. Staircase opening up in this bright space, taking you to the first floor, doors to all principal rooms.

Underfloor heating throughout.

**LOUNGE** 4.3m x 4.36m (14'1" x 14'4")

Feature cast iron log burner sitting on a limestone hearth with a wooden mantelpiece over. Dual aspect with a window to the side elevation and a walk in bay window to the front elevation.

**OFFICE** 2.15m x 2.57m (7'1" x 8'5")

Window to the front elevation.

**OPEN PLAN FAMILY KITCHEN** 7.97m x 3.96m (26'1" x 13'0")

Range of wall and base units in a pebble grey finish with contrasting work surfaces and decorative tiled splash backs. Inset stainless steel sink with a swan neck mixer tap. Freestanding cooker with a double oven, four ring hob and an extraction canopy over. Housing for an American style fridge freezer, integrated dishwasher and a wine cooler. A lovely centre island with a breakfast bar area makes this perfect for the whole family. Further to enhance this room are the bifold doors that create a seamless space between the indoors and outdoors. Door to the utility room and a further window to the rear elevation flooding the dining area with light.

Underfloor heating throughout.

**UTILITY ROOM** 2.14m x 2.12m (7'0" x 7'0")

Range of wall and base units in a pebble grey finish with contrasting work surfaces and decorative tiled splash back. Stainless steel sink and drainer with a swan neck mixer tap. Space for a tumble dryer and plumbing for a washing machine. Fully double glazed door to the side elevation.

**WC** 0.88m x 1.87m (2'11" x 6'1")

Two piece white suite incorporating a vanity wash hand basin with a mixer tap and a push button WC.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 6.05m x 3.68m (19'10" x 12'1")

Two windows to the front elevation. Door to the en-suite and a door to the walk-in wardrobe.

**WALK-IN WARDROBE** 1.79m x 3m (5'11" x 9'10")

Built in storage shelves. Lighting and power.

**EN-SUITE** 1.45m x 2.61m (4'10" x 8'7")

White three piece bathroom suite incorporating a walk in shower cubicle with a rain shower over, vanity unit with a built in wash hand basin and a push button WC. Decorative tiles to the wet areas and a chrome effect towel rail radiator.

**BEDROOM TWO** 3.26m x 3.98m (10'8" x 13'1")

Window to the rear elevation and a further roof window to the side elevation.

**BEDROOM THREE** 2.65m x 3.99m (8'8" x 13'1")

Window to the rear elevation.

**FAMILY BATHROOM** 1.82m x 3.98m (6'0" x 13'1")

White four piece suite incorporating a bathtub with a mixer tap, walk in shower cubicle with a rain shower over, vanity unit with a built in wash hand basin and a push button WC. Decorative tiles to the wet areas and a chrome effect towel rail radiator.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Fully block paved driveway offering ample off-street parking with access to the garage and rear garden. Finished with mature shrubbery and a manicured lawn.

**GARAGE 3.25m x 5.55m (10'8" x 18'2")**

Power and lighting, automatic garage doors.

**REAR ELEVATION**

Fully enclosed by fencing and predominantly laid to lawn with an extended patio area, perfect for outdoor entertaining family and friends. Finished with a timber constructed garden shed and mature plantings.

**LOCATION**

Scawby is a village and civil parish in North Lincolnshire, England. It is situated 2 miles south-west from Brigg, and just east from the A15 road, and south from the M180 motorway.



**BROADBAND TYPE**

Standard- 7 Mbps (download speed), 0.8 Mbps (upload speed),  
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - likely,  
Indoors - limited,  
Available - EE, O2, Vodafone.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

