



**1 SWIFT DRIVE**  
**SCAWBY BROOK, DN20 9FL**

**£275,000**  
**FREEHOLD**

Welcome to Swift Drive, Scawby Brook, Brigg - a charming location for this stunning detached house! This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.



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01724 642002



# 1 SWIFT DRIVE

- LOCATED DOWN A PRIVATE DRIVE • FOUR BEDROOM • TWO BATHROOM • OPEN PLAN KITCHEN DINING ROOM • UTILITY AND WC • GARAGE • FREEHOLD



## DESCRIPTION

Swift Drive offers the ideal setting for family life, nestled down a private driveway. This four-bedroom residence boasts a spacious layout, perfect for a young family to thrive. The ground floor has undergone modernization, enhancing its allure.

Upon entry, you're greeted by a generously sized and inviting Ford facial living room, accentuated by a charming feature bay window. The heart of the home lies within the open-plan kitchen and dining area, which exudes ample natural light and boasts an abundance of units and integrated appliances. This seamlessly transitions into a welcoming conservatory, complete with air conditioning units, providing an idyllic space for relaxation and entertainment.

Convenience is key, with a utility room and ground floor WC adjacent to the kitchen. Ascend to the first floor to discover the master bedroom, accompanied by an en suite shower room, offering a retreat-like ambiance. Three additional double bedrooms are serviced by a well-appointed family bathroom.

Outside, the property offers ample off-street parking to the front, while the rear gardens have been lovingly maintained and feature established raised flower beds, adding a touch of natural beauty.

Positioned within walking distance of Briggs' vibrant town centre amenities, excellent schooling options, and a welcoming community atmosphere, Swift Drive epitomizes the perfect family home.

## ENTRANCE

Entrance to the property via 1/2 glazed timber door into entrance hallway with stairs to the first floor, radiator and entrance into the living room.

## LIVING ROOM

Light and coving to ceiling, uPVC double glazed window to front aspect, under the stairs storage cupboard, feature gas fireplace and radiator.

## KITCHEN DINING ROOM

Spotlight's to ceiling, uPVC double glazed window to the rear aspect, the kitchen has range of dark grey shaker style wall and base unit with wood effect laminate work tops, integrated appliances such as dishwasher, fridge freezer, electric fan assisted oven and grill. The five gas ring burner hob and stainless-steel extractor fan is located on the breakfast bar which seamlessly flows into the open plan dining room, this has enough space to comfortably sit a 6 seater dining table, from the dining room you are then led into the conservatory via the French UPVC doors.

## CONSERVATORY

Light and fun to see Lane UPVC French doors to the rear aspect and air conditioning unit.

## **UTILITY**

Light to ceiling uPVC half glazed door to the rear aspect the utility room has storage cupboard, laminate work top, space and plumbing for a washing machine and tumble dryer and a radiator.

## **FIRST FLOOR LANDING**

Light and loft hatch access to ceiling, access to the four bedrooms and family bathroom.

## **BEDROOM ONE**

Light to ceiling, UPVC double glazed window to the front aspect, storage cupboard over the stairs and a radiator.

## **EN-SUITE**

Light to ceiling, UPVC opaque glazed window, fully tiled shower cubicle, low flush WC, pedestal hand wash basin and a radiator.

## **BEDROOM TWO**

Light to ceiling, uPVC double glazed window to front aspect and a radiator.

## **BEDROOM THREE**

Light to ceiling, uPVC double glazed window to rear aspect and radiator.

## **BEDROOM FOUR**

Light to ceiling, uPVC double glazed window to rear aspect and a radiator.

## **FAMILY BATHROOM**

Light to ceiling, uPVC opaque glazed window, panelled bath with shower overhead, low flush WC,

vanity housed hand wash basin and radiator.

## **EXTERNAL**

This property is located down a private driveway and has great off street parking to the front of the property with access to an attached garage we've up and over door. The rear gardens are established and well maintained and come with a large patio entertaining area laund gardens raised flower beds and a timber shed.

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C


Viewings – By Appointment Only

Floor Area – 1485.43 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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