



## 9 THE MOORINGS

BRIGG, DN20 9RD

**£265,000**  
**FREEHOLD**

Welcome to this highly desirable, fully renovated four-bedroom detached property on The Moorings in Scawby Brook near Brigg. Nestled in a quiet private cul-de-sac, this spacious, light-filled, and modern family home has undergone extensive improvements by its current owner.



WWW.BILTONS.CO.UK  
01724 642002



## 9 THE MOORINGS



### DESCRIPTION

Upon entering the hallway, you are greeted by a stylish formal dining room featuring trendy wood panelling. The vendors have thoughtfully opened up the kitchen and dining area, creating an incredible open-plan living space with a brand-new kitchen, tiled flooring, and a generous lounge area with French doors leading out to the rear garden. Additionally, a convenient downstairs WC has been installed, along with an integral door into the garage, where you'll find a separate utility area.

Upstairs, the master bedroom benefits from en-suite facilities, including a newly fitted shower room. Bedrooms two, three, and four are all well-proportioned doubles, served by a beautifully updated family bathroom.

Externally, the property offers parking for at least two vehicles, along with a garage featuring an up-and-over door. The rear garden is landscaped with a lawn, a patio area, and a handy decking section—perfect for outdoor entertaining.

### ENTRANCE HALLWAY

uPVC inset glazed door into the entrance hallway with light, coving, radiator, door to integrated garage, and stairs to the first floor.

### DINING / LIVING ROOM

Light, coving, uPVC double glazed bay window to the front aspect, radiator and attractive panelling to the wall.

### OPEN PLAN KITCHEN / DINER

Newly improved open plan kitchen and living space with spotlights, coving, uPVC half glazed door to the side aspect, uPVC double glazed window to the rear aspect, a range of shaker style grey base units, with eye level oven, integrated fridge/freezer and pantry style cupboard, integrated dishwasher, marble affect

lamine worktops, electric hob with extractor fan, composite one and a half drainer sink unit, breakfast bar, porcelain flooring, grey column radiator into the living area, with spotlights, coving, French doors to the rear aspect,

### DOWNSTAIRS WC

Light, coving, chrome towel heater to the wall, low flush WC, vanity housed low hand wash basin.

### FIRST FLOOR HALLWAY

Light, access to the loft and storage cupboard.

### BEDROOM ONE

Light, uPVC double glazed window to the front aspect, radiator, two double and one single built in wardrobes.

### BEDROOM ONE EN-SUITE

Newly fitted, light, coving, uPVC to the front aspect, low flush WC, vanity housed hand wash basin, chrome towel heater, fully tiled shower cubical.

### BEDROOM TWO

Light, coving, uPVC double galzed window to the rear aspect, radiator, two sets of built in double wardrobe.

### BEDROOM THREE

Light, uPVC double glazed window to the front aspect, radiator, currently being used as a home office.

### BEDROOM FOUR

Light, uPVC double glazed window to the rear aspect, radiator, currently being used as a playroom.

### FAMILY BATHROOM

Newly fitted with light, panelled bath with shower over, WC, vanity housed hand wash basin and chrome towel heater,

### EXTERNALLY

Positioned at the end of the cul-de-sac very private, tarmac driveway off street parking for two cars

leading to garage electric roller shutter door.  
The rear garden is fully enclosed with timber fencing,  
beautiful summer house to the rear with paved patio  
and a nice decking area for entertaining and dining.

## 9 THE MOORINGS









## 9 THE MOORINGS

### ADDITIONAL INFORMATION

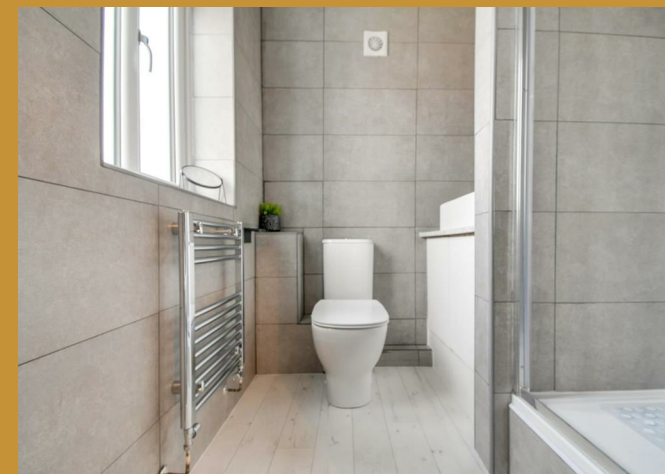
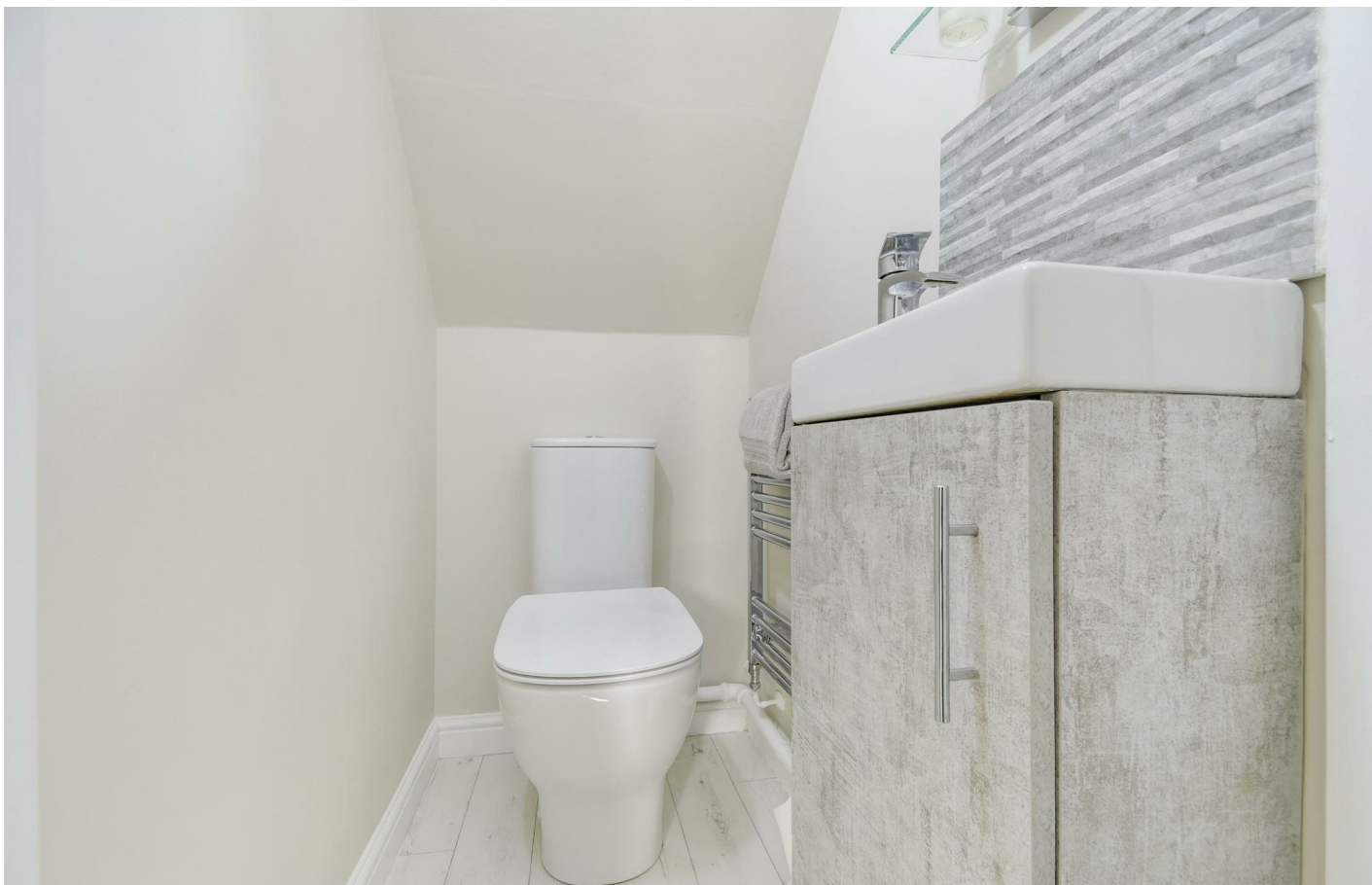
**Local Authority –**

**Council Tax – Band D**

**Viewings – By Appointment Only**

**Floor Area – 1238.00 sq ft**

**Tenure – Freehold**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

01724 642002

<https://biltons.co.uk/>



**BILTONS**  
THE PERSONAL  
AGENTS

[WWW.BILTONS.CO.UK](http://WWW.BILTONS.CO.UK)

01724 642002