



79 SCAWBY ROAD

SCAWBY BROOK, DN20 9JU

£315,000
FREEHOLD

A fine example of a beautifully restored home, this property on Scawby Road is just a short walk from the charming market town of Brigg. Thoughtfully restored by its current owners to an exceptional standard, it exudes warmth, original features, and flexible living space—making it a fantastic family home.



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DESCRIPTION

Upon entering, you are immediately welcomed by a stunning entrance hallway, boasting original flooring and an elegant staircase leading to the first floor. The main living room is light, bright, and airy, featuring a beautiful multi-fuel stove, perfect for cosy evenings.

The kitchen, replaced by the current owners, offers an abundance of storage and workspace, complemented by a handy pantry and utility area. The ground floor also benefits from a downstairs WC and a rear porch providing access to the back garden. Completing this level is a cosy snug with French doors leading to the garden, as well as a useful cellar for additional storage.

Upstairs, the master bedroom features an original fireplace and ample storage. There are two further double bedrooms, plus a fourth bedroom currently used as a dressing room, complete with a full range of built-in wardrobes. These rooms are served by a stylish family bathroom, which includes a freestanding roll-top bath and a separate WC

Outside, the property boasts generous parking areas and a brick-built outbuilding, offering even more storage and a low maintenance private rear garden perfect to enjoy the summer months.

ENTRANCE HALL

A stunning reception hallway setting the tone for the rest of the home with original tiled flooring, half spiral staircase to first floor, access to the cellar which has great storage solutions

LIVING ROOM

Step into the fine main living room with light, coving, lights to wall, uPVC double glazed windows to front and side aspect with plantation shutters, featuring multi-fuel stove on tiled half with oak mantle, lovely bay window, radiator.

SNUG

Light, coving, French doors leading you onto the patio, radiator, would make a really beautiful playroom or home office.

KITCHEN

Exposed timber floor boards, newly installed by current owners you will find a range of wall and base units in grey shaker style with solid timber worktops, composite one and a half drainer sink, integrated dishwasher, large space for a six seater dining table, radiator, electric fan assisted oven and grill, hob is electric with extractor fan, uPVC double glazed windows to the side and rear aspect, pantry cupboard with space and plumbing for washing machine, integrated full length freezer and full length fridge.

REAR PORCH

uPVC fully glazed door to the rear aspect, heritage tiled floor.

GROUND FLOOR WC

Light, coving, panelling to wall, low flush WC, chrome towel heater and hand wash basin.

FIRST FLOOR HALLWAY

Approach first floor via original staircase with runner and rods, beautiful high ceilings, light and coving to the ceiling, uPVC to the rear aspect.

BEDROOM ONE

Light, Coving, uPVC to the front aspect, radiator, beautiful wrought iron feature fireplace with a large storage cupboard which houses the combi boiler.

BEDROOM TWO

Light, coving, uPVC to the front aspect, radiator.

BEDROOM THREE

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

BEDROOM FOUR

Currently being used as a home office, light, coving, uPVC double glazed window to the side aspect, radiator, really lovely selection of three double wardrobes with overhead storage,

FAMILY BATHROOM

Spotlights, uPVC obscure glazed window to the rear aspect, standing roll top bath with shower over, vanity housed handwash basin, chrome towel heater.

WC

Spotlight, uPVC obscure glazed window to the rear aspect with low flush WC.

EXTERNAL

The front of the property has a large driveway with off street parking for three vehicles and is laid to lawn with mature borders. The rear garden is fully enclosed with a raised patio area, with gates to the side aspect and a brick shed.

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ADDITIONAL INFORMATION

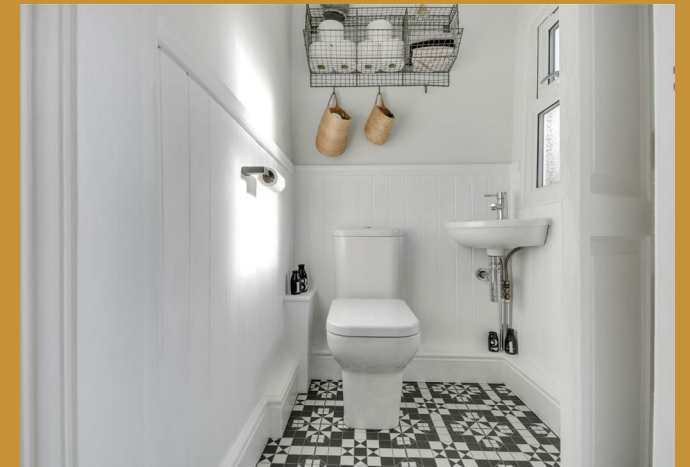
Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1679.18 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		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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