



170 Scawby Road, Scawby Brook, BRIGG, DN20

New £295,000



- Chain Free
- Extended
- Beautifully Presented
- Three Double Bedrooms
- Large Rear Garden
- Traditional Double Fronted Semi
- Three Reception Rooms
- Off Road Parking & Garage
- Home Gym/Office
- Large Rear Garden

Bell Watson are delighted to market this traditional, double fronted and extended 3 bedroom semi detached family home in the convenient location of Scawby Brook. The property briefly comprises entrance hall, 3 reception rooms, kitchen, utility room, large conservatory and WC to the ground floor and a family bathroom and 3 double bedrooms to the first floor. Outside there is plenty of off road parking, a large rear garden, a detached garage plus additional multifunction room. This property offers so much more than anticipated and must be viewed to fully appreciate.



LOCATION

Scawby Brook is a well-established residential area ideally located for picturesque riverside walks and being approx 1 mile from the market town Brigg which offers abundant amenities to include; supermarkets, local shops, restaurants, public houses and highly regarded Primary and Secondary schools. Located within close easy access of M180 motorway. Barnetby Railway Station 4 miles, Humberside International Airport 8 miles distant

ACCOMMODATION

Extended to the rear, beautifully presented and arranged over two floors.

HALLWAY

The uPVC front door with glazed side panels welcomes you into a bright and spacious hallway having wood panelling to the lower walls, coving and light fittings to the ceiling, wall lighting, a central heating radiator and wood effect cushion flooring.

KITCHEN 3.38m (11' 1") x 3.07m (10' 1")

This shaker style kitchen fitted with wall and base matt units, wood effect worktops having tiled splash backs is open to the conservatory and provides a ceramic sink with left hand drainer and chrome mixer tap. An under counter recess and plumbing for a dishwasher, a free standing gas cooker with extractor over and space for a free standing fridge freezer. There is spot lighting to ceiling, a uPVC double glazed window with courtyard outlook, a central heating radiator and cushion flooring.

CONSERVATORY 7.38m (24' 3") x 3.98m (13' 1")

This uPVC double glazed conservatory is an excellent entertaining space and benefits having had the ceiling insulated. There are uPVC double glazed french doors to the rear garden and an external door to the courtyard, two ceiling lights, 3 central heating radiators and wood effect laminate flooring.

LOUNGE 4.05m (13' 3") x 3.34m (10' 11")

Flooded with light via the uPVC double glazed window to the front aspect being open plan to the dining room there is a traditional open fire with ornate surround. Coving and light fitting to the ceiling, a central heating radiator and wood effect laminate flooring.

DINING ROOM 3.02m (9' 11") x 3.16m (10' 4")

A continuation of the lounge with matching coving and light fitting to the ceiling, a central heating radiator and wood effect laminate flooring. uPVC double glazed french doors open to the central courtyard.

RECEPTION ROOM TWO

Enjoying a uPVC double glazed bay window to the front aspect, an electric fire with ornate surround, coving and light fitting to the ceiling, a central heating radiator and carpeted flooring.

UTILITY ROOM 1.69m (5' 7") x 1.80m (5' 11")

Fitted with wall and base units having wood effect worktop with tiled splash backs, there is an under counter recess and plumbing for a washing machine and tumble dryer. Pendant light to the ceiling, panelling to the lower walls and cushion flooring. A uPVC external door opens to the side driveway and the Worcester combination boiler can be located here.

GROUND FLOOR WC 1.66m (5' 5") x 1.07m (3' 6")

Providing a close coupled WC and vanity sink with chrome mixer tap, tiled splash back and storage under. There is panelling to the lower walls, a pendant light to the ceiling, a central heating radiator, a uPVC obscure double glazed window to the side aspect and cushion flooring.

LANDING

Climb the carpeted stairs to the first floor landing with coving, light fitting and loft access to the ceiling, panelling to the lower walls, a uPVC double glazed window to the side elevation, a central heating radiator, a shelved built in airing cupboard and carpeted flooring.

MASTER BEDROOM 3.93m (12' 11") x 3.32m (10' 11")

Boasting a walk in wardrobe discreetly located behind a sliding mirror door. There is a uPVC double glazed window to the front elevation, a light fitting and coving to the ceiling, a central heating radiator and solid wood flooring.

WALK IN WARDROBE 1.89m (6' 2") x 1.62m (5' 4")

Fully fitted with clothing rails and shelving, an automatic light and roof space access to the ceiling and carpeted flooring.

BEDROOM TWO 3.26m (10' 8") x 3.04m (10' 0")

Having a uPVC double glazed window to the rear aspect, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 4.04m (13' 3") x 3.03m (9' 11")

Located to the front of the property with uPVC double glazed window, pendant light to the ceiling, wall lighting, a central heating radiator and solid wood flooring.

BATHROOM 2.71m (8' 11") x 1.96m (6' 5")

A stylish 4 piece family bathroom is fitted with a fully tiled, mains shower corner enclosure, bath tub, pedestal washbasin with chrome mixer tap and back to wall toilet unit including storage. There is a uPVC double glazed window to the rear aspect, wall and ceiling light, a vertical central heating radiator plus chrome heated towel rail and cushion flooring.

OUTSIDE

The property is situated on a large plot providing multiple vehicle parking via the block paved driveway to the front with the driveway leading to double timber gates and the detached garage.

GARAGE

Having an electric roller door to the front and timber side access door, fitted with lighting and electricity.

MULTI FUNCTION ROOM 2.76m (9' 1") x 2.44m (8' 0")

A versatile room that can be used as you wish whether it be a home office, garden room, gym or bar. Fitted with lighting and electricity, a uPVC external door and double glazed window.

COURTYARD

This private hard standing courtyard and can be accessed via the dining or and conservatory.

GARDEN

The large and well established rear garden is fully enclosed and backs onto open fields. There is a decking area off the conservatory and raised patio at the bottom of the garden where you will find a green house and matured borders. There is a double timber shed fitted with electricity, outside lighting and cold water tap.

FIXTURES AND FITTINGS

Any built in appliances, light fittings, blinds and fixed floor coverings are to be included within the sale of the property.

SERVICES (not tested)

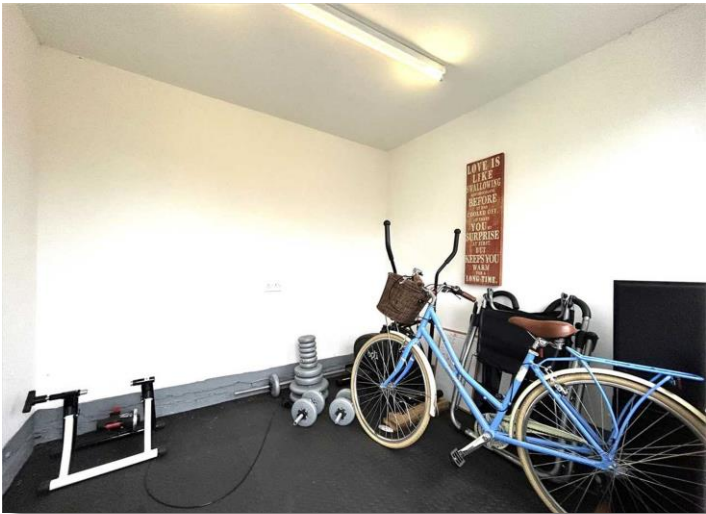
Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council.









PROPERTY MISDESCRIPTION

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