



64 Swift Drive, SCAWBY BROOK, DN20 9FL

Offers Over £310,000



- Quiet Cul De Sac Location
- Countryside Views to Rear
- Lounge and Additional Playroom
- Four Bedrooms
- Stylish Bathroom
- Larger Than Average Plot
- High Quality Modern Kitchen
- Converted Garage
- Ensuite Shower room

Bell Watson Estate Agents are thrilled to market and promote this fantastic detached family home, having a larger than average plot, tucked away in a quiet cul de sac location on the outskirts of Brigg. This property benefits from a modern and high quality open plan kitchen diner, separate utility room, lounge, playroom, converted double garage and ground floor cloak room. The first floor offers a stylish family bathroom and **FOUR BEDROOMS** with en-suite to the master. There is off road parking, surrounding gardens and countryside views to the rear. **MUST BE VIEWED!**



LOCATION

Waters Edge, Scawby Brook is a well-established residential area ideally located for picturesque riverside walks and being 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

Well presented and modernised large family home arranged over two floors with converted garage.

HALLWAY

Enter the property via the double glazed timber front door into a welcoming hallway having spot lights and coving to the ceiling, a central heating radiator, an understairs store cupboard and carpeted stairs to the first floor.

KITCHEN / DINING 8.42m (27' 7") x 2.68m (8' 10")

This stylish and modern breakfasting kitchen provides a range of light grey high gloss, soft close wall and base units with chrome accents and under unit lighting having quartz worktops incorporating an under mount 1.5 sink with boiling water tap, an electric double oven, induction hob with extractor over, a dishwasher and wine cooler. There is space for an American style fridge freezer, spotlights to the ceiling, a uPVC double glazed window to the rear, a vertical central heating radiator and marble effect laminate flooring. A breakfast bar divides the kitchen from the dining area where there is a continuation of matching lighting and flooring with uPVC double glazed French doors opening to the rear garden.

LOUNGE 5.11m (16' 9") x 4.30m (14' 1")

Enjoying a large uPVC double glazed bay window to the front aspect, a central heating radiator, spotlights and coving to the ceiling, and marble effect laminate flooring.

UTILITY ROOM 2.14m (7' 0") x 1.72m (5' 8")

A well appointed utility room fitted to match the kitchen provides an under counter recess with plumbing for a washing machine and tumble dryer. There are spotlights to the ceiling, a central heating radiator and marble effect laminate flooring. The Potterton condensing boiler can be located here and has been fitted within the last year. There is an obscure glazed external timber door leading to the side courtyard.

PLAYROOM 2.11m (6' 11") x 3.30m (10' 10")

Having a uPVC double glazed window to the side aspect, a central heating radiator, spot lighting and light fitting to the ceiling and wood effect laminate flooring.

GAMES ROOM / SALON 5.10m (16' 9") x 5.00m (16' 5")

Fitting with hot and cold air conditioning unit this versatile garage conversion is currently set up as a games room and hair salon having its own access door to the courtyard. There are two large uPVC double glazed windows to the front aspect, spot lighting and loft access to the ceiling, plumbing and wood effect laminate flooring.

GROUND FLOOR WC

With close coupled WC and pedestal wash basin having a tiled splash back. There is a light fitting to the ceiling, a uPVC obscure double glazed window to the side aspect, a central heating radiator and cushion flooring.

LANDING

Climb the stairs to the carpeted landing with airing cupboard, spotlights and loft access to the ceiling.

MASTER BEDROOM 3.41m (11' 2") x 3.51m (11' 6")

With uPVC double glazed window to the front elevation, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 1.81m (5' 11") x 1.57m (5' 2")

A fully tiled shower suite having a mains shower with rainfall shower head, a vanity sink with chrome fountain tap and storage under and close coupled WC. There is a mounted mirror fitted with lighting and shaving points, a uPVC obscure double glazed window to the front elevation, a central heating towel rail and spot lights to the ceiling.

BEDROOM TWO 3.85m (12' 8") x 2.98m (9' 9")

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

BEDROOM THREE 3.41m (11' 2") x 3.40m (11' 2")

With a uPVC double glazed window to the rear elevation, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM FOUR 3.00m (9' 10") x 2.06m (6' 9")

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

BATHROOM 2.76m (9' 1") x 1.68m (5' 6")

A three piece suite incorporating a double ended free standing bathtub with free standing chrome mixer tap, there is a close coupled WC and vanity bowl sink with chrome mixer tap. Part tiled walls and tiled flooring, a uPVC obscure double glazed window to the rear aspect, a chrome heated towel rail and lights to the ceiling.

OUTSIDE

The property is situated on a larger than average plot having off road parking for two vehicles and lawn area with surrounding hedge providing privacy to the front. The rear garden is fully enclosed via fencing with raised flower beds and mainly laid to lawn, there is a patio to the rear of the house plus additional patio area to the bottom of the garden. There is an outside power point, lighting, and access to a private, fully secured hard standing courtyard to the side of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property. The property is fitted with a hardwired CCTV system and monitored alarm.

EPC and Floorplan to follow!

FIXTURES AND FITTINGS

All integrated appliances, floor coverings and light fittings are to be included within the sale of the property.

COUNCIL TAX

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







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