



7 Riverside, Scawby Brook, DN20 9RB

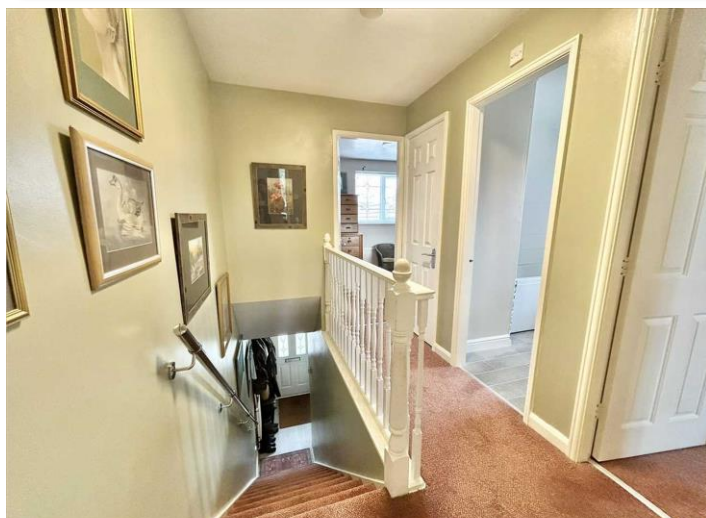
Offers over £175,000



- New uPVC Double Glazing
- Three Bedrooms
- Cul-De-Sac Location
- Garage
- Viewing Highly Recommended
- Modern Dining Kitchen
- Stylish Bathroom
- Off Road Parking
- Well Manicured Front & Rear Gardens



Bell Watson are delighted to bring to the market this well presented semi detached property in the sought after location of Scawby Brook just a short walking distance from Brigg Town Centre. The property briefly comprises, lounge, modern dining kitchen, three bedrooms, a stylish bathroom an enclosed well established rear garden, off road parking and garage. Gas central heating and new uPVC double glazing throughout.





## **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

## **ENTRANCE**

Enter the property through the composite front door into the hall with light fitting to the ceiling, a central heating radiator and wood effect laminate flooring.

## **LOUNGE 4.46m (14' 8") x 3.12m (10' 3")**

A front facing lounge with a uPVC double glazed window, a modern gas fire with marble hearth and surround, wall lighting, a central heating radiator and wood effect laminate flooring. An open archway takes you to the dining kitchen.

## **KITCHEN 4.20m (13' 9") x 3.23m (10' 7")**

A stylish white high gloss kitchen provides a range of high and low level units with granite worktops and wood effect laminate splash backs. There is a stainless steel sink with chrome mixer tap, an integrated electric double oven and an Induction hob with stainless steel extractor over. The kitchen also incorporates an integrated fridge freezer and slimline dishwasher. There is an under counter recess and plumbing for a washing machine, a large fully shelved under stairs store cupboard, two light fittings to the ceiling, a central heating radiator and tiled effect cushion flooring. There are two uPVC double glazed windows to the rear aspect and a composite stable external door leading you to the rear garden.

## **LANDING**

Climb the carpeted stairs to the first floor landing with light fitting and loft access to the boarded loft with light. There is a built in airing cupboard housing the hot water tank and internal doors to the bedrooms and bathroom.

## **MASTER BEDROOM 4.20m (13' 9") x 2.50m (8' 2")**

With two uPVC double glazed windows to the front of the property. A built in cupboard with shelving, light fittings to the wall and ceiling, a central heating radiator and carpeted flooring.

## **BEDROOM TWO 3.20m (10' 6") x 1.92m (6' 4")**

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 2.30m (7' 7") x 2.20m (7' 3")**

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

## **BATHROOM 2.33m (7' 8") x 1.90m (6' 3")**

A modern white three piece suite comprising a P shaped bath with tiled surround and electric shower over, a pedestal sink and close coupled WC. There is a light fitting to the wall and ceiling, a wall mounted cupboard with mirror, an obscure uPVC double glazed window to the side elevation a central heating radiator and cushion flooring.

## **OUTSIDE**

There are well manicured gardens to the front and rear of the property with a secure timber side gate leading to the fully enclosed with newly fitted fencing rear garden where you will find well established and mature flower beds, a lawn and patio area and timber shed. There is a driveway in front of the garage with the garden providing lighting and electricity.

## **FIXTURES AND FITTINGS**

All integrated appliances, floor coverings (recently renewed throughout) light fittings and newly fitted venetian blinds 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 Banding for this property is Band B as confirmed by North Lincolnshire Council.











#### PROPERTY MISDESCRIPTION

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