



40 St Hybalds Grove, Scawby, DN20 9DG

New £194,500



- Desirable Location
- Large Corner Plot
- Extended to the Rear
- Open Plan Dining Kitchen
- Gas Combination Boiler Approx. 2 Years Old
- Presented to a High Standard
- Ample Off Road Parking
- Double Sided Log Burner
- Modern Shower Room



Bell Watson are delighted to market this excellent three bedroomed family home. Having been extended to the rear and under gone multiple renovations to include, new windows, external doors, a combination boiler, a modern shower room, internal oak doors and finishings throughout along with a landscaped rear garden, brick-built garage and extensive off road parking. The ground floor includes an entrance hall, front facing lounge, open plan dining kitchen and boot room with the first floor comprising three bedrooms and a shower room. **MUST BE VIEWED!**



## **LOCATION**

Scawby is a highly regarded village conveniently located to allow commuting to all the major employment areas in the region with amenities including well respected primary school, local Co-op store, public house and Church. The popular market town Brigg is 2 miles distant and provides further amenities with Doctors surgeries, Dentists, supermarkets, restaurants and a great selection of local shops and public houses.

## **ACCOMMODATION**

Arranged over two floors, extended to the rear on a larger than average plot.

## **ENTRANCE HALL**

Enter the property via the composite front door into a hall having a light fitting to the ceiling, a central heating radiator, ceramic tiled flooring and stairs to the first floor.

## **LOUNGE 4.48m (14' 8") x 3.74m (12' 3")**

A spacious but cosy front facing lounge enjoying a dual fuel double-sided cast-iron burner. There is a light fitting to the ceiling, a central heating radiator, a uPVC double glazed window, carpeted flooring and a built-in under stair cupboard.

## **DINING KITCHEN 5.43m (17' 10") x 4.63m (15' 2")**

A great sized dining kitchen ideal for entertaining is fitted with a range of high and low level cream high gloss units having butcher block effect worktops and incorporates a stainless steel sink with chrome mixer tap, an integrated electric oven and hob with tiled splash back and extractor hood over. There is an under counter recess and plumbing for a washing machine, an under counter recess for a fridge, space for a free standing fridge freezer. uPVC double glazed windows to the side and rear aspect, spotlights and a pendant light to ceiling a central heating radiator and tiled flooring. The Ideal gas combination boiler is located here and is approx. 2 years old.

## **BOOT ROOM 2.52m (8' 3") x 1.33m (4' 4")**

Extended to the rear of the property having flag stone flooring, spotlights to the ceiling and a composite door to the rear garden.

## **LANDING**

Climb the carpeted stairs to the first floor landing fitted with oak and glass banister. There is a uPVC obscure double glazed window to the side elevation, a light fitting and loft access to the ceiling, a central heating radiator and internal oak doors to the bedrooms and shower room.

## **BEDROOM ONE 3.90m (12' 10") x 2.54m (8' 4")**

To the front of the property having built-in wardrobes fitted with sliding mirrored doors. There are spotlights to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

## **BEDROOM TWO 3.47m (11' 5") x 3.05m (10' 0")**

To the rear of the property with a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

## **BEDROOM THREE 2.90m (9' 6") x 2.07m (6' 9")**

To the front of the property having a built in cupboard, a uPVC double glazed window, spotlights to the ceiling, a central heating radiator and carpeted flooring.

## **OUTSIDE**

The property provides extensive off road parking to the front with the driveway leading to a detached garage fitted with electric roller door, power, lighting and a side access door to the rear garden. The enclosed and fully secured rear garden has been cleverly landscaped to enjoy two patio areas and steps up to a raised lawn. There is a timber shed on a concrete hard standing, hot and cold water taps and security lighting.

## **FIXTURES AND FITTINGS**

All integrated appliances, built in furniture, light fittings and 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 A as confirmed by North Lincolnshire Council.









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