



4 St Joans Drive, SCAWBY, DN20 9BE

Offers over £160,000



- Ample Off Road Parking
- Carport
- Favorably Positioned
- Two Double Bedrooms
- Gas Central Heating
- Low Maintenance Rear Garden
- Detached Garage
- A Well Proportioned Bungalow
- Shower Room

Bell Watson Estate Agents are excited to market for sale this well maintained and looked after semi detached bungalow located in the forever popular village of Scawby. The bungalow briefly comprises an L shaped hallway, a large lounge dining room, a breakfasting kitchen, two double bedrooms and shower room. There are gardens to the front and rear, ample off road parking, and a detached single garage. **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.

ENTRANCE HALL

Enter the bungalow via the double uPVC glazed external doors into a carpeted porch having a timber door opening to the L shaped hallway where you will find coving, 2 pendant lights and loft access to the ceiling. There is a built in cupboard, a central heating radiator and carpeted flooring.

KITCHEN 3.85m (12' 8") x 2.41m (7' 11")

This breakfast kitchen is fitted with a range of high and low level units having complementary worktops with tiled splash backs. A stainless steel sink, under counter recess with plumbing for a washing machine, space for an under counter fridge and space for a free standing cooker. There are two uPVC double glazed windows, a light fitting to the ceiling, a central heating radiator and cushion flooring.

LOUNGE DINING 5.99m (19' 8") x 3.93m (12' 11")

Enjoying a central fireplace, coving and two light fittings to the ceiling, a uPVC double glazed window to the front aspect, two central heating radiators and carpeted flooring.

BEDROOM ONE 3.83m (12' 7") x 3.37m (11' 1")

Fitted with a range of bedroom furniture having a uPVC double glazed window to the rear aspect, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.47m (11' 5") x 2.99m (9' 10")

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

SHOWER ROOM 2.40m (7' 10") x 2.13m (7' 0")

Fitted with a fully tiled walk in unit fitted with electric shower, a pedestal wash basin and a low flush WC. There is a uPVC obscure double glazed window to the side aspect, a built in airing cupboard housing the gas combination boiler, a light fitting a coving to the ceiling, a central heating radiator and cushion flooring.

OUTSIDE

The bungalow enjoys gardens to both front and rear with the front being mainly laid to lawn having a driveway leading to secure double gates that open to a block paved carport providing access to the bungalow, detached garage and rear garden. An additional timber gate opens to the low maintenance and fully enclosed back garden. The garage is fitted with an up and over door, lighting and power points. There is outside lighting and a cold water tap.

FIXTURES AND FITTINGS

Fitted 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 B as confirmed by North Lincolnshire Council.





PROPERTY MISDESCRIPTION

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