



St Martins Crescent, Scawby, Brigg



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£255,000

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## Key Features

- NO CHAIN
- SOUGHT AFTER VILLAGE
- UPDATING REQUIRED
- 2 RECEPTION ROOMS
- CONSERVATORY
- LARGE GARDEN
- EPC RATING TBC
- COUNCIL TAX BAND D





NO UPWARD CHAIN.

An exciting opportunity to acquire a well proportioned 3 bedroom detached family home with generous gardens in a sought after residential village. Priced to reflect the updating required the extended home includes a separate Lounge and dining room, Conservatory and Kitchen with a range of oak style units with utility off. The first floor is completed by a large family bathroom with separate shower . A home to make for ever.

#### HALL

Centrally placed with coving, radiator, stairs with cupboard under.

#### CLOAKROOM

With suite to include close coupled WC, wall mounted wash hand basin and Pvcu double glazed window.

#### LOUNGE 3.42m x 4.71m (11'2" x 15'6")

A forward facing room with Pvcu double glazed window, two radiators, coving, slate tiled fireplace and canopy with inset coal effect, gas fire and twin multi-pane doors to Conservatory.

#### CONSERVATORY 3.30m x 3.32m (10'10" x 10'11")

Comprising of double glazed units over brick plinths with timber clad vaulted ceiling, French doors to the rear garden and wall mounted electric heater.

#### DINING ROOM 3.26m x 3.17m (10'8" x 10'5")

A further forward facing room with Pvcu double glazed window, radiator, coving, serving hatch and timber fire surround with inset coal effect electric fire.

#### KITCHEN 3.80m x 3.19m (12'6" x 12'5")

Appointed with a range of medium oak style units with matching worktops and sink unit with cupboards under. There is a further five base units, integrated refrigerator, larder store, return breakfast bar, inset four burner gas hob with extractor hood over, built in oven and grill with cupboards over and

under, an additional six wall units, Delft rail, radiator, part tiled walls and Pvcu double glazed window.

#### UTILITY 2.29m x 2.24m (7'6" x 7'4")

With single stainless steel sink unit with cupboards under, space and plumbing for an automatic washing machine, two units at eye level, radiator, half tiled walls, wall mounted gas fired central heating boiler, door to Garage, Pvcu double glazed window and door to the rear aspect.

#### LANDING

With radiator, Pvcu window and loft access.

#### BEDROOM 1 3.45m x 4.71m (11'4" x 15'6")

A dual aspect double room with Pvcu double glazed windows to the front and rear together with 2 radiators and double wardrobe.

#### BEDROOM 2 3.22m x 3.01m (10'7" x 9'11")

A further forward facing double room with Pvcu double glazed window, radiator and coving.

#### BEDROOM 3 2.44m x 2.32m (8'0" x 7'7")

Being L shaped with Pvcu double glazed window to the front aspect and radiator. (maximum measurements)

#### BATHROOM 3.19m x 3.36m (10'6" x 11'0")

Appointed with a suite to include a close coupled wc, bidet, wash hand basin, panelled bath, recessed glazed and tiled shower enclosure, fitted airing cupboard and linen store, radiator, part tiled walls and Pvcu double glazed window. (Maximum measurements)

#### OUTSIDE

The property is fronted by a low brick wall beyond which there is a neat lawn with shrubs. Timber gates open to a 2 car block paved drive and onto the Garage (4.96 x 2.50) with twin swing doors, eave storage, space fitted cupboards and door to the Utility. Immediately to the rear of the property there is a flagged patio which over looks a large garden with extensive lawn with traditional shrub and flower borders. Three timber sheds complete the home.





### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





