



Riverside, Scawby Brook



4



1



2

£260,000



Key Features

- ESTABLISHED AREA
- ENCLOSED GARDENS
- FULL DEPTH LOUNGE/DINER
- BATHROOM AND EN SUITE
- GARAGE
- 2 CAR DRIVE
- EPC RATING D
- FREEHOLD





NO UPWARD CHAIN.

This delightful, modern 4 bedroom detached family home with Garage and off road parking is situated on a corner plot in the popular Watersedge area on the fringe of the market town of Brigg. A central Hallway leads to the dual aspect Lounge which in turn opens to a separate Dining Room with views across the enclosed rear gardens. The ground floor is completed by a beech effect fitted Kitchen with Utility and Cloakroom off. To the first floor there are 4 bedrooms, one of which benefits from an En-suite Shower room, together with a family bathroom with 3 piece suite. In addition to the integral SINGLE GARAGE there is a 2 car reception drive and the rear gardens south facing rear gardens are mainly lawned. EARLY VIEWING ESSENTIAL.

ENTRANCE HALL

A Pvcu door opens to the Entrance with light oak effect laminated flooring, radiator, coving Pvcu double glazed window, cloaks cupboard and wood and glazed do

RECEPTION HALL

With radiator, light oak effect flooring, door to Garage, coving, radiator and dog leg stair to first floor.

LOUNGE 3.31m x 4.62m (10'11" x 15'2")

An excellent dual aspect room with Pvcu double glazed window to the front and oriel style Pvcu window to the side, TV aerial point, coving, ceiling rose, light oak effect laminated flooring, twin part glazed doors to

DINING ROOM 3.21m x 2.73m (10'6" x 9'0")

Connecting home to garden with double glazed French doors to the rear, light oak effect laminate flooring, radiator, coving and ceiling rose.

KITCHEN 3.61m x 3.05m (11'10" x 10'0")

Appointed with a range of light beech effect fronted units with contrasting grey flecked tops to include inset 1 1/2 bowl resin



sink unit with mixer tap and cupboards under, 2 further base units, refrigerator recess, built in 4 burner gas hob with oven under and extractor hood over, an additional 3 units at eye level, coving, radiator, light oak effect laminated flooring, contrasting tiling to the splash areas and Pvcu double glazed window.

UTILITY ENTRANCE

With additional matching work surface, space and plumbing for an automatic washing machine and tumble drier, further unit at eye level, tiled splash areas, radiator, extractor fan, Pvcu double glazed window and Pvcu door.

CLOAK ROOM

With suite in white to include close couple wc, pedestal wash hand basin with tiled splash back, radiator and Pvcu double glazed window.

LANDING

Being L shaped with spindle balustrade rail, coving, spotlighting, radiator, access to the roof space and Pvcu double glazed window.

BEDROOM 1 3.01m x 3.45m (9'11" x 11'4")

A rear facing double room with Pvcu double glazed window overlooking the garden, radiator, TV aerial point and 2 built in double wardrobes

EN SUITE

Appointed with a suite in white to include a pedestal wash hand basin, close couple wc, radiator, recessed tiled and glazed shower enclosure, extractor fan, Pvcu double glazed window and matching tiling to dado height.

BEDROOM 2 2.77m x 3.48m (9'1" x 11'5")

A forward facing double room with Pvcu double glazed window, radiator and 2 built in double wardrobes.

BEDROOM 3 3.05m x 3.49m (10'0" x 11'6")

A further rear facing room with Pvcu double glazed window and radiator.

BEDROOM 4 3.07m x 2.48m (10'1" x 8'1")

With Pvcu double glazed window to the front and radiator.



BATHROOM 1.59m x 2.51m (5'2" x 8'2")

Appointed with a modern suite in white to include a bath with mains shower over, pedestal wash hand basin, close couple wc, radiator, tiled to splash and shower areas wainscot panelling to 1 wall, extractor fan and Pvcu double glazed window.

OUTSIDE

The property occupies a prominent corner plot and is fronted by a small lawn with shrub borders. A two car reception drive opens to the integral SINGLE GARAGE with up and over entrance door, electric light and power, wall mounted gas fired central heating boiler and personnel door to the Reception Hall. A side flagged walk way opens to the enclosed rear of the property which is primarily laid to lawn with shrub borders and is best viewed from the broad patio which leads from the Dining Room. The side and rear boundaries are marked by both panel fencing and high brick walls.

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 C. 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.

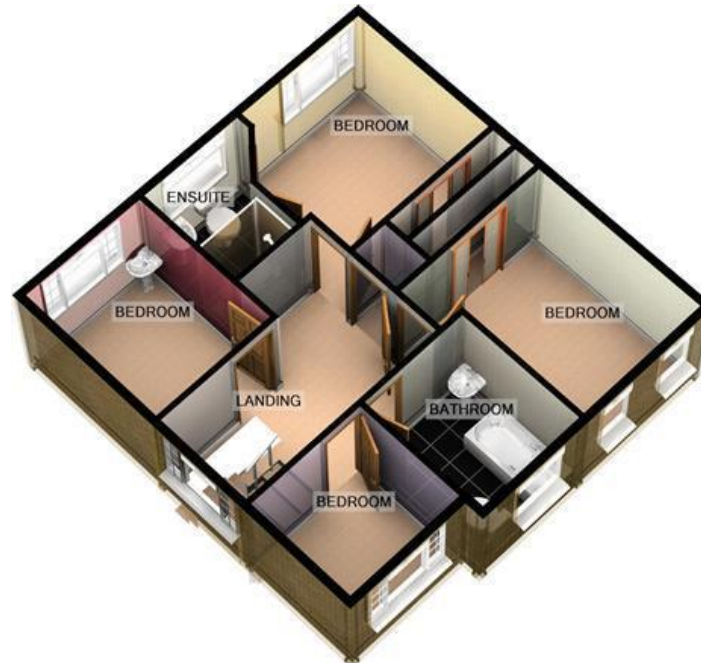
ANTI MONEY LAUNDERING AND REFERRALS

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.





1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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