



Rivermeadow , Scawby Brook



2



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£215,000



## Key Features

- NO UPWARD CHAIN
- ESTABLISHED AREA
- 2 DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- GARAGE AND RECEPTION PARKING
- COUNCIL TAX BAND C
- EPC RATING D
- FREEHOLD







**NO UPWARD CHAIN.** Situated in an sought after area this traditional detached bungalow offers well proportioned 2 bedroom accommodation with an 18' dining kitchen leading to the west facing gardens, forward facing lounge and a shower room. Reception parking and a single garage complete the home.

### VIRTUAL TOUR

[CLICK HERE](#)

### ENTRANCE

A uPvc double glazed door opens to the reception hall with radiator, coving, built in cloaks cupboard and access to the roof space.

### LOUNGE 4.06m x 3.53m (13'4" x 11'7")

A beautifully lit forward facing room with uPvc double glazed picture window, radiator, coving and wall mounted gas fire.

### DINING KITCHEN 5.5m x 3.31m (18'0" x 10'11")

The undoubted social heart of the home connecting to the enclosed garden via double glazed patio doors and appointed with a range limed ash style high and low units with contrasting green flecked tops to the kitchen area to include a 1 1/2 bowl stainless steel sink unit, space and plumbing for an automatic washing machine, inset 4 burner gas hob with oven under and extractor canopy over, tiled splash areas, uPvc double glazed window to the rear, radiator, coving and built in larder store. (Max measurement.)

### SIDE ENTRANCE

Allowing access to both the front and rear via a uPvc door.

### BEDROOM 1 3.81m x 3.27m (12'6" x 10'8")

A generous forward facing double room with uPvc double glazed picture window, radiator, coving and built in double wardrobe.



### BEDROOM 2 3.35m x 2.59m (11'0" x 8'6")

A further double room enjoying views across the rear garden via a Pvcu double glazed window, radiator and coving.

### SHOWER ROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, walk-in tiled shower enclosure with mains shower, uPvc double glazed window, non-slip flooring, extractor fan, radiator and cupboard housing the gas fired combination boiler.

### OUTSIDE

The property is fronted a low brick wall beyond which there is a neat lawn with mature shrub borders. A 3 car reception drive leads to the attached single garage with up and over door, light and power and rear personnel door. The rear of the property features a west facing, primarily lawned garden with mature shrub borders. A timber Shed completes 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 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

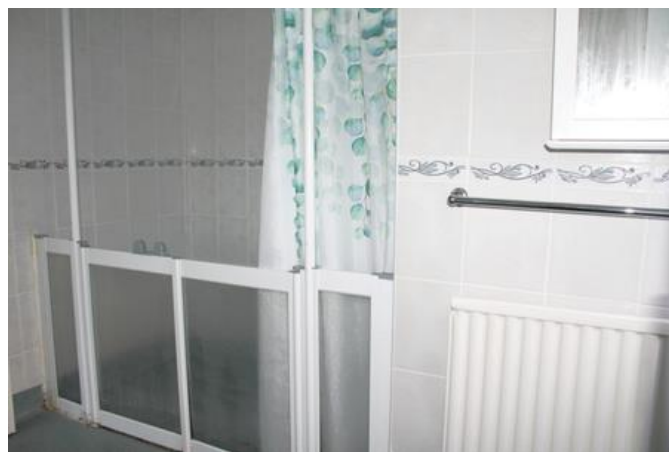
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.

KEY FACTS FOR BUYERS

[CLICK HERE](#)



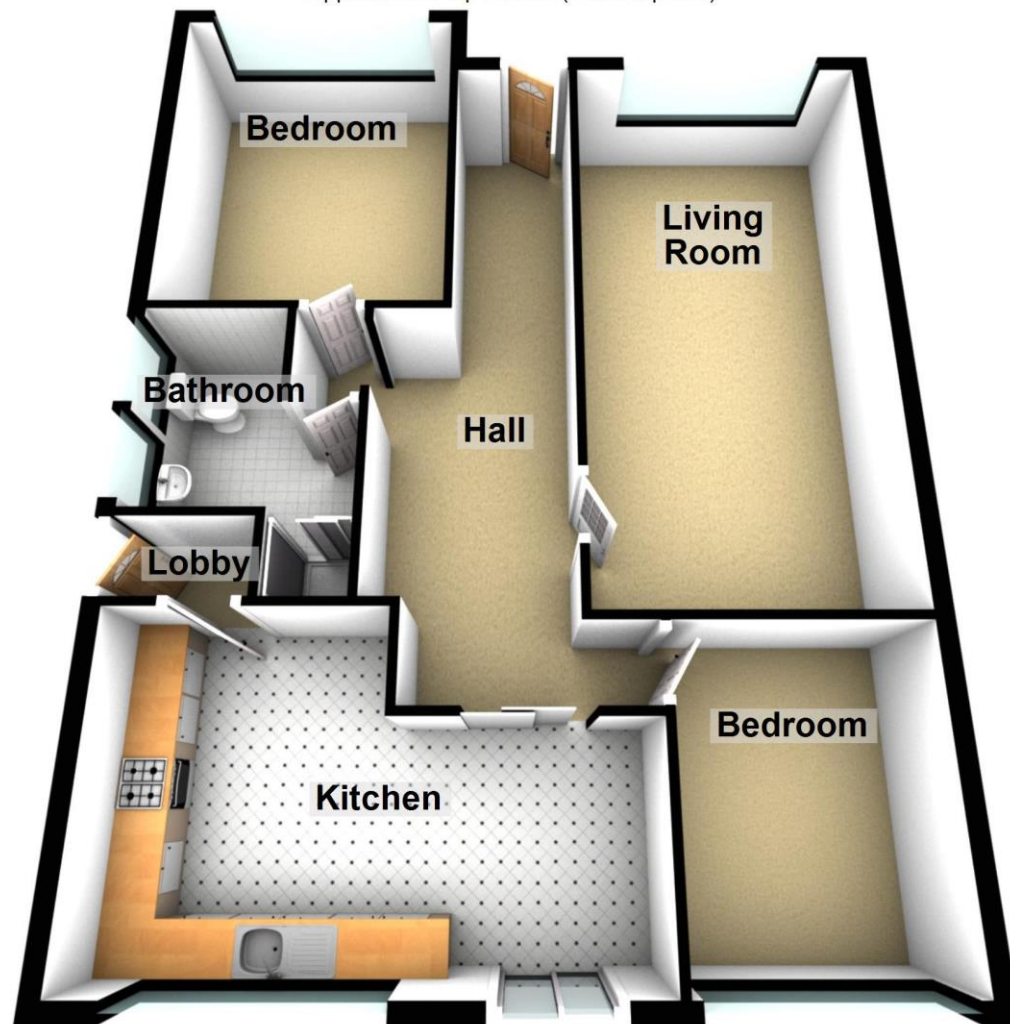




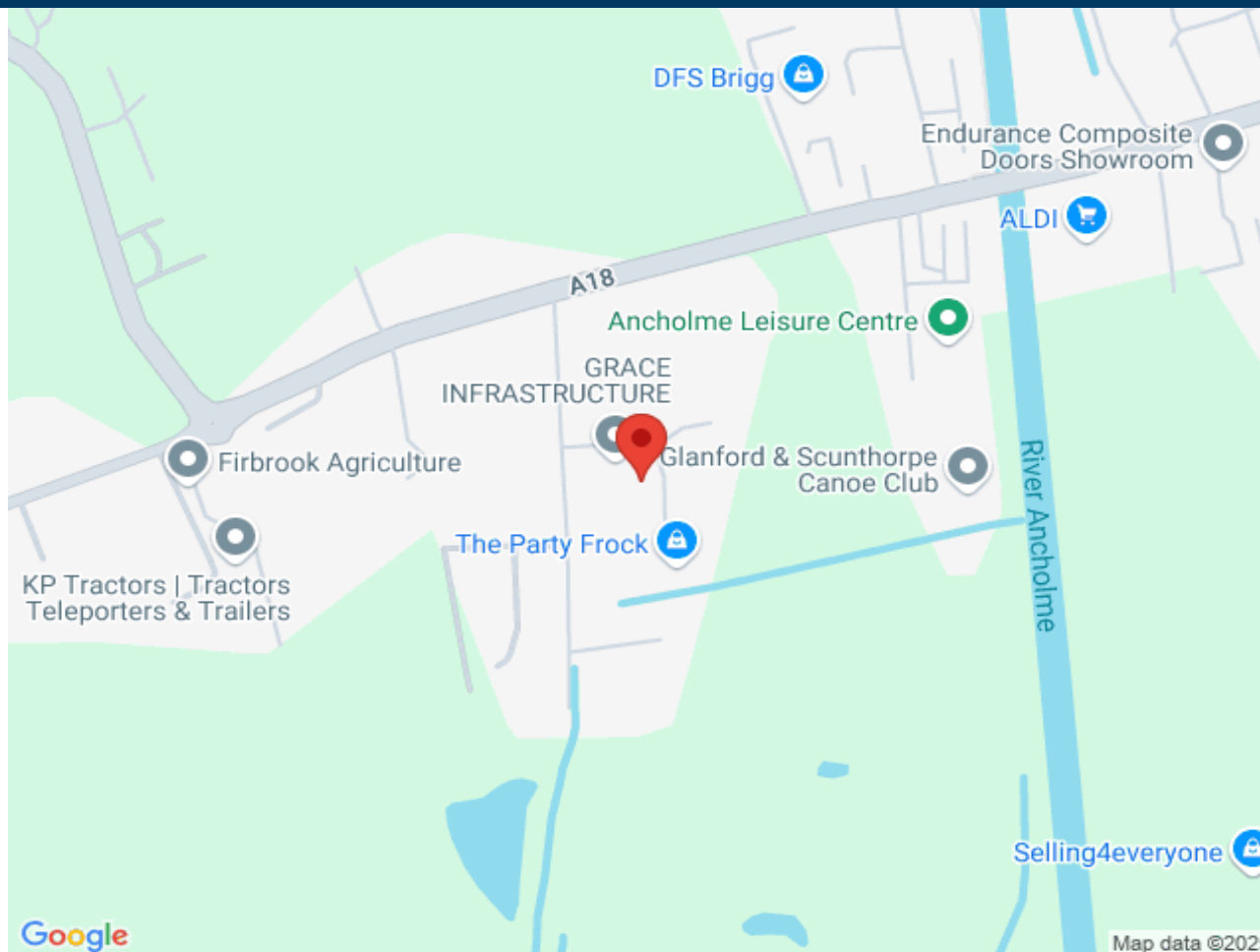


## Ground Floor

Approx. 85.3 sq. metres (918.6 sq. feet)



Total area: approx. 85.3 sq. metres (918.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		