



Rivermeadow, Scawby Brook



3



1



2

£265,000



Key Features

- NO UPWARD CHAIN
- CORNER POSITION
- GARAGE AND DRIVE
- DUAL ASPECT LOUNGE
- GAS HEATING
- COUNCIL TAX BAND C
- EPC RATING C
- FREEHOLD





Offered with NO UPWARD CHAIN this traditional 3 bedroom detached family home occupies a corner position in an established and sought after residential area. The well proportioned home includes a dual aspect lounge leading to a dining room, oak style kitchen and separate utility room. The bedrooms all include fitted furniture and are served by a family bathroom with both corner bath and separate shower enclosure. In addition to the 2 car drive there is a single garage and the gardens extend to 3 sides of the home.

An excellent family home which requires some updating.

VIRTUAL TOUR

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ENTRANCE

A Pvcu door and side screen opens to a porch with Carolina style door to hall.

RECEPTION HALL

Guaranteeing a warm welcome with spindle balustraded stair to the first floor and cupboard under, dado rail, radiator, laminated flooring and coving.

LOUNGE 4.72m x 3.85m (15'6" x 12'7")

A well lit dual aspect room with leaded bow window to the front and additional window overlooking the side garden, briquette built fireplace with inset electric fire, radiator, coving and arch to

DINING ROOM 3.52m x 3.18m (11'6" x 10'5")

Enjoying views to the rear garden with coving, radiator and serving hatch.

KITCHEN 3.63m x 3.17m (11'11" x 10'5")

Appointed with a range of medium oak style fronted units with contrasting worktops and including a vinyl sink with mixer tap and 5 cupboard under, plumbing for an automatic washing

machine, 5 further base units, space for an under the counter refrigerator, 4 burner gas range with extractor over, an additional 8 units at eye level, tiled splash areas, coving and window to the rear aspect.

REAR ENTRANCE

Rear door, coving and door to garage.

UTILITY 1.48m x 2.12m (4'11" x 7'0")

A practical space with a further range of high and low storage units, venting for a tumble dryer and wall mounted gas fired boiler.

LANDING

Allowing access to all first floor rooms with spindle gallery rail, coving, fitted airing cupboard, dado rail and hatch with ladder to the loft.

BEDROOM 1 3.41m x 4.54m (11'2" x 14'11")

A generous forward facing double room with radiator, coving and a range of fitted furniture to include a bedhead recess formed by single wardrobes and display shelving together with a further single and double wardrobe with matching drawer units. (maximum measurements.)

BEDROOM 2 4.45m x 3.1m (14'7" x 10'2")

A further double room with window to the rear aspect, radiator, coving, built in cupboard and 2 double wardrobes with matching drawer units.

BEDROOM 3 3m x 2.49m (9'10" x 8'2")

A forward facing room with radiator, coving and fitted double wardrobe with matching drawers.

BATHROOM 2.67m x 2.2m (8'10" x 7'2")

Appointed with a suite in white to include a corner bath, glazed and tiled shower enclosure, vanity unit with inset wash hand basin and wc with concealed cistern, tiled to half height and radiator.

OUTSIDE

The home occupies a corner position with fencing and walling to the front and side aspects. A front drive leads to the single garage with up and over door, side window and electric light





and power. The remainder of the front is laid to lawn with attractive, established flower and shrub borders. The lawn continues down to the side of the property and includes a flowering cherry together with a climber clad pergola. The rear of the property includes a further lawn and a broad flagged terrace together with a timber summer house and 2 timber garden sheds and a gated side access 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

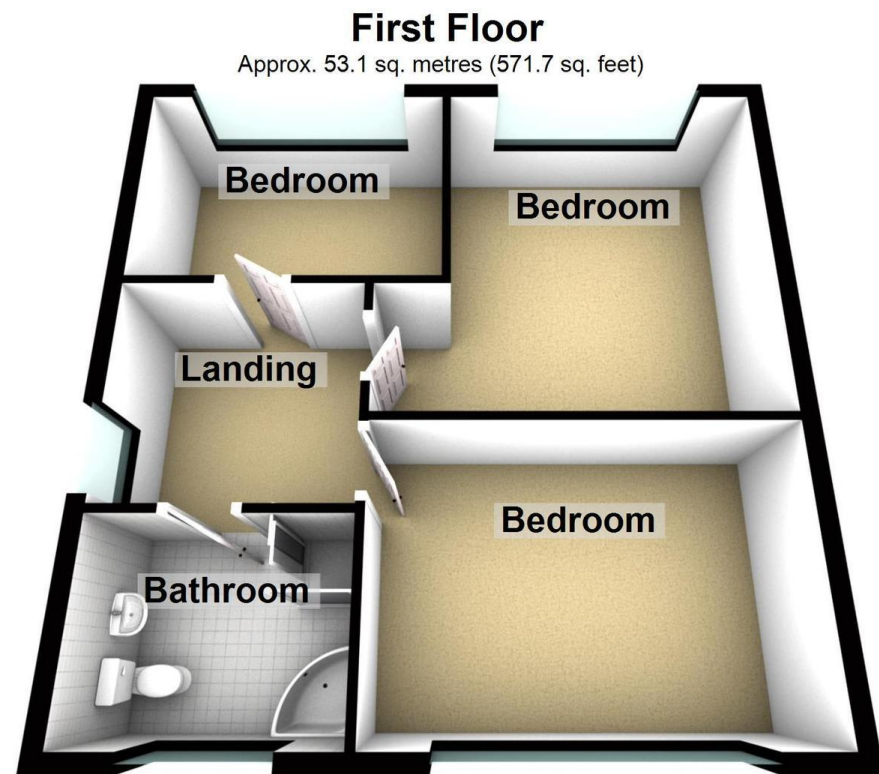
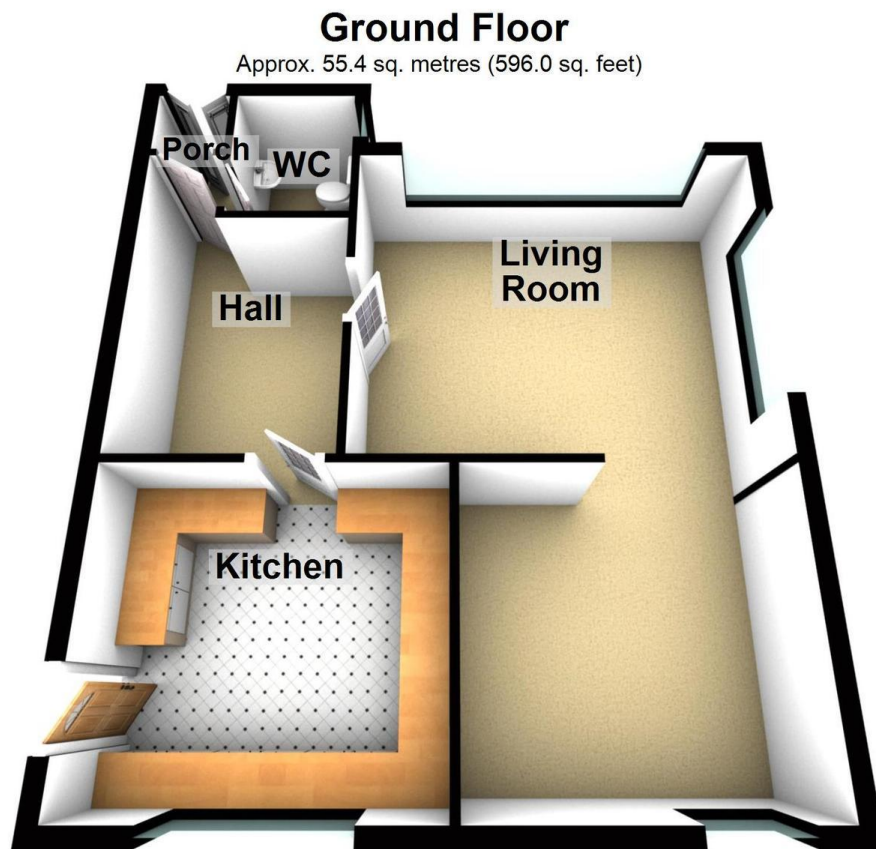
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative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

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Total area: approx. 108.5 sq. metres (1167.7 sq. feet)

