



Mill Close, Scawby Brook

 3  1  1

£170,000



Key Features

- SUPERBLY PRESENTED
- PLANNING FOR AN EXTENSION
- MODERN KITCHEN
- ENCLOSED GARDENS
- 4 CAR PARKING
- 2ND SECURE DRIVE
- EPC RATING TBC
- FREEHOLD





Occupying a broad, corner plot in an established residential area this beautifully presented 3 bedroom semi detached home has the added benefit of planning permission for a 2 storey extension. The home currently offers a well lit forward facing lounge, stylish, contemporary dining kitchen with doors to the secure rear gardens and a modern bathroom to the first floor. In addition to the 4 car reception parking there is also a second drive which allows for the safe storage of a motor home if required.

An exceptional and flexible modern family home.

ENTRANCE

A Pvcu door opens to a reception vestibule with laminated flooring, stairs to the first floor, coving and radiator.

LOUNGE 4.18m x 3.79m (13'8" x 12'5")

A beautifully lit, contemporary styled forward facing room with Pvcu picture window, laminated flooring, radiator and coving.

DINING KITCHEN 4.78m x 2.65m (15'8" x 8'8")

The social heart of the home connecting to the generous enclosed rear gardens via Pvcu French doors and well appointed with a range of modern high and low storage units with contrasting tops to include an inset grey resin sink with cupboards under, space and plumbing for an automatic washing machine, space for an under the counter refrigerator, 4 further base units together with an additional 6 at eye level, inset 4 burner stainless steel gas hob with chimney style extractor over and oven under, concealed, wall mounted gas fired combination boiler, metro tiling to the splash areas, space for an upright fridge/freezer, Pvcu double glazed window, radiator, coving and walk-in store cupboard.

LANDING

With gallery rail, linen cupboard and additional bulkhead cupboard, coving, Pvcu double glazed window and access to the roof space.

BEDROOM 1 3.48m x 2.68m (11'5" x 8'10")

(MINIMUM MEASUREMENTS.) A rear facing double room with radiator, coving, Pvcu double glazed window and fitted triple wardrobe with sliding doors.

BEDROOM 2 2.68m x 2.67m (8'10" x 8'10")

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

BEDROOM 3 2.41m x 2m (7'11" x 6'7")

Currently used as a nursery with Pvcu double glazed window to the rear aspect, radiator and coving.

BATHROOM 1.97m x 1.68m (6'6" x 5'6")

Stylishly appointed with a suite in white with contrasting marbled tiling to the splash and shower areas and including a P shaped bath with curving screen and electric shower over, close coupled wc, pedestal wash hand basin, extractor fan, radiator, coving and Pvcu double glazed window.

OUTSIDE

The property occupies a broad corner plot and is fronted by a picket fence beyond which there is an expansive gravel topped reception area allowing for 4 car parking. A high gate opens to the rear of the property where a wide flagged patio overlooks a large lawn with side borders and timber garden shed. In addition to the vegetable garden there is a further concrete drive, with double high gates to Waters Edge, which provides either additional parking or space for the secure storage of a motorhome.

PLANNING PERMISSION

The property benefits from planning permission for the erection of a 2 storey extension to the side of the home by North Lincolnshire Council under licence number PA/2023/1313 on 05/09/2023.

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 A. 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 Falllowell 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.





