



80 St. Hybalds Grove, Scawby
£175,000

80 St. Hybalds Grove

Scawby, Brigg

Presenting this well positioned two bedroom semi detached bungalow, offered to the market with no onward chain. The property provides generous accommodation throughout, making it an excellent choice for those seeking comfort and practicality. The layout includes an L shaped entrance hall, a spacious living room opening to the enclosed garden, a well appointed kitchen with space for a dining table, two bedrooms and a well lit bathroom with over bath shower. The interiors are neutrally decorated, allowing buyers the opportunity to add their own personal touches. Located within a sought after residential area, it is ideally situated for access to local amenities, transport links and reputable schools, making it suitable for a variety of purchasers including downsizers, first time buyers and investors.

Externally, the bungalow enjoys a low maintenance frontage, that lends a sense of privacy and kerb appeal. A two car side driveway provides off road parking. The rear garden is enclosed and designed for ease of maintenance, featuring gravel topped seating areas that are perfect for relaxing or entertaining. There is a timber garden shed for additional storage, as well as hard standing to accommodate a greenhouse if desired. The outdoor space offers a secure and private environment, ideal for those who prefer manageable gardens without compromising on outdoor enjoyment. Early viewing is highly recommended.

- No Onward Chain
- Generous accommodation throughout
- 2 car driveway





Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

Entrance

A side Pvcu door opens to an L shaped hall with radiator, coving and linen cupboard.

Lounge

16' 11" x 11' 2" (5.16m x 3.40m)

A generous rear facing room with French doors opening to the easily maintained gardens, ample space for a dining table if required and a modern wall mounted electric fire.

Kitchen

14' 5" x 8' 5" (4.39m x 2.57m)

Ideal for informal socialising and appointed with a range of light oak style fronted units with contrasting worktops. There is also a fitted electric hob with chimney style extractor over and oven under together with tiled splash areas and a wall mounted gas fired combination boiler. Door to utility/entrance.

Utility

7' 10" x 5' 9" (2.38m x 1.75m)

A practical space with additional work tops with cupboard under, space and plumbing for a washing machine and rear entrance door.



**Bedroom 1**

11' 11" x 11' 2" (3.62m x 3.41m)

A forward facing double room with space for wardrobes.

Bedroom 2

8' 6" x 9' 2" (2.58m x 2.80m)

A further forward facing room with wardrobe space.

Bathroom

7' 5" x 5' 5" (2.27m x 1.66m)

An extensively tiled, bright room with white suite to include a bath with electric shower over, close coupled wc, pedestal wash hand basin and extractor fan.

GARDEN

The property is fronted by a coped, dwarf wall and a 2 car side drive leads past a gravel topped garden with inset shrub. The rear, enclosed garden is again designed for ease of maintenance with gravel topped seating areas, timber garden shed and additional hard standing for a greenhouse if required.

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