



53 West Street, Scawby, Brigg, Lincolnshire,
DN20 9AP

£325,000



- Detached House
- Modern Kitchen
- Stylish Three-Piece Bathroom
- Two Reception Rooms
- Three Bedrooms
- En-suite Shower Room
- Off-Road Parking
- Detached Garage
- Well Maintained Gardens
- MUST BE VIEWED

Bell Watson are thrilled to market this well-presented detached family home in the well-regarded location of Scawby. The property briefly comprises an entrance hall, two reception rooms, a modern breakfast kitchen, a separate utility room and stylish family bathroom to the ground floor. The first floor provides three double bedrooms with the master benefiting from an en-suite shower room. Outside you will find front and rear gardens, ample off-road parking and a detached garage. Must be viewed!



Located just north of Brigg, the highly regarded village of Scawby offers an attractive blend of rural charm and excellent connectivity. Known for its picturesque surroundings, character properties and strong community feel, Scawby is a sought-after residential location for families, professionals and retirees alike.

The village benefits from a range of local amenities including a well-regarded primary school, village hall, public houses and scenic countryside walks, while the nearby market town of Brigg provides a wider selection of shops, supermarkets, cafés and leisure facilities. Excellent transport links via the M180, A15 and nearby rail connections make the area ideal for commuters travelling to Hull, Lincoln, Doncaster and beyond.

Combining village living with convenient access to surrounding towns and cities, Scawby continues to be one of North Lincolnshire's most desirable village locations.

ACCOMMODATION

Beautifully renovated and presented throughout and arranged over two floors.

HALLWAY

Enter the property via the uPVC double glazed front door into the hallway having a light fitting and coving to the ceiling, a central heating radiator, an under stairs store cupboard, a uPVC double glazed window to the side aspect and carpeted flooring.

LOUNGE 4.01 M X 3.40 M

The main feature of this reception room is the dual fuel cast iron burner set upon a tiled hearth. There are two light fittings and coving to the ceiling. Two uPVC double glazed windows to the side a rear aspect fitted with digital smart blinds, a central heating radiator and carpeted flooring.

DINING ROOM 4.01 M X 5.00 M

Enjoying an ornate feature fireplace, coving to the ceiling, wall lighting, a uPVC double glazed window to the front aspect, a central heating radiator and carpeted flooring.

KITCHEN 3.02 M X 3.56 M

A modern and well-appointed kitchen with vaulted ceiling provides a range of wall and base units fitted with lighting, an integrated Nef electric oven, a gas hob with stainless steel extractor over, and dishwasher. The wood effect worktop incorporates a sink with chrome mixer tap over. There is a pendant light and Velux window to the ceiling, a central heating radiator, wood effect cushion flooring and double glazed windows to both side aspects along with a composite external door to the drive.

A uPVC double glazed window to the front aspect, a central heating radiator and carpeted flooring.

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UTILITY ROOM 2.39 M X 2.18 M

A utility area to match the kitchen offers wall mounted units and an under counter recess with plumbing for a washing machine and tumble dryer. There is space for a free-standing fridge freezer, spot lights and roof space access to the ceiling, a central heating radiator, wood effect cushion flooring and a large walk in fully shelved cupboard with light fitting and tiled flooring.

BATHROOM 2.39 M X 2.72 M

A stylish and fully tiled bathroom comprising a P shaped bath with mixer shower over, a vanity sink with storage below and a close coupled WC. There is a large built-in cupboard, a central heated towel rail, a light fitting to the ceiling, a uPVC obscure double glazed window to the rear aspect and wood effect cushion flooring.

FIRST FLOOR LANDING

Climb the carpeted stairs to the first flooring landing with coving, light fitting and loft access to the ceiling.

MASTER BEDROOM 4.01 M X 4.14 M

Fitted with a range of built in sliding door wardrobes. There is a uPVC double glazed window to the front elevation, a pendant light and coving the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM

A fully tiled suite providing a corner enclosure with rainfall and hand held main shower, a pedestal wash basin and low flush WC. There is a light fitting to the ceiling, a uPVC obscure double glazed window to the front elevation, a central heated towel rail and cushion flooring.

BEDROOM TWO 4.01 M X 2.90 M

Double in size having a pendant light and coving to the ceiling, a central heating radiator, a uPVC double glazed window to the rear elevation and carpeted flooring.

BEDROOM THREE 3.00 M X 2.01 M

Having a pendant light and coving to the ceiling, a uPVC double glazed window to the rear elevation, a central heating radiator and carpeted flooring.

GARAGE 5.71 M X 3.00 M

A brick built detached garage with up and over door to the front, a timber framed window and timber door to the side fitted with power and lighting.

OUTSIDE

The property has a lawned front garden with well established borders. A long slabbed driveway leads to the detached garage with a sun trap seating area at the side entrance of the property.

FIXTURES AND FITTINGS

All built in appliances and digital smart blinds are to be included within the sale of the property.

SERVICES (NOT TESTED)

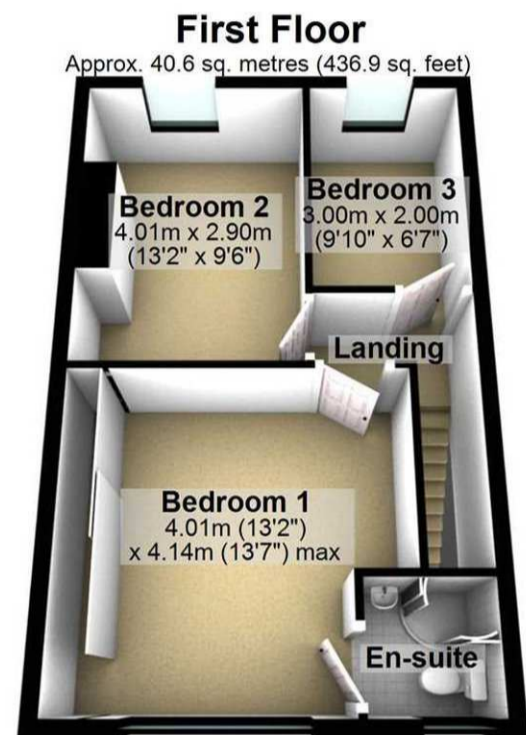
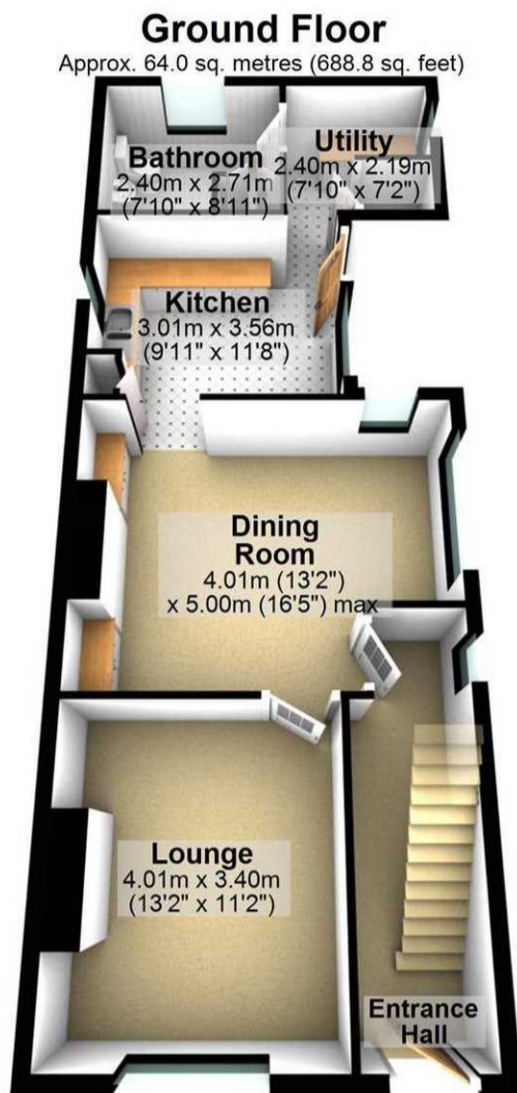
Mains gas, electricity, water and drainage are all understood to be connected to the property. The combination boiler is located in the hallway.

COUNCIL TAX

The Council Tax Band for this property is Band D as confirmed by North Lincolnshire Council.







Total area: approx. 121.7 sq. metres (1309.9 sq. feet)

3 Bedroom Semi Detached House
Plan produced using PlanUp.

PROPERTY MISDESCRIPTION

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