



## Scawby Road

Brigg, DN20 9JU

- Three Bedrooms
- Two Reception Rooms
- Detached Garage
- Lovely Location
- Semi-Detached
- Downstairs WC
- Large Rear Garden
- Viewing Essential

Asking price £175,000



Situated on the ever-popular Scawby Road in Scawby Brook, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and first-time buyers alike.

The property briefly comprises an inviting entrance hall, two generous reception rooms providing flexible living and dining space, and a convenient downstairs WC. The fitted kitchen offers ample storage and workspace, with access to the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a detached garage, private driveway providing off-road parking, and a substantial rear garden offering a high degree of privacy — perfect for outdoor entertaining, children, or keen gardeners.



Located in the sought-after village of Scawby Brook, the property enjoys excellent access to local amenities, schools, transport links and nearby countryside walks. Early viewing is highly recommended to appreciate the space and potential this lovely home has to offer.

### Entrance Hall

Welcoming entrance hall providing access to the main living accommodation, with staircase rising to the first floor.

### Lounge

13'0" x 12'4"

This inviting lounge offers a comfortable and peaceful space to relax, with wood-effect laminate flooring that adds warmth to the room. Natural light floods in through the window, complementing the decor and creating a cosy atmosphere. The lounge connects seamlessly with the dining room, enhancing the sense of space and flow within the home.

### Dining Room

11'10" x 12'6"

A charming dining room featuring wood-effect laminate flooring and a distinctive exposed brick fireplace set against a bold blue accent wall. This room is bright and airy, with a window allowing ample natural light to fill the space. Two internal doors provide convenient access to other parts of the house, along with a storage cupboard, making it a great place for family meals and entertaining guests.

### Kitchen

6'9" x 12'11"

This galley kitchen is thoughtfully designed with a long run of workspace and storage, featuring cream-coloured cupboards and complementary countertops. The tiled splashback adds a touch of character, and the large window provides plenty of natural light while overlooking the garden.

### Bedroom 1

11'4" x 12'7"

This sizeable double bedroom is decorated in warm, inviting colours with a feature wall behind the original feature fireplace, complemented by dark carpeting underfoot. Large windows allow plenty of daylight to enter, making the room bright and welcoming. The fireplace adds a period character touch, creating a cosy ambience for rest and relaxation.

### Bedroom 2

10'8" x 12'4"

A well-proportioned bedroom with dark flooring and a striking jungle-themed mural on one wall. The room benefits from a large window that fills the space with natural light. The fireplace provides a charming focal point, making this room a delightful and imaginative space, perfect for a child's bedroom.

### Bedroom 3

6'11" x 12'10"

A smaller bedroom, accessed via the master bedroom, featuring soft carpeting and a window that lets in natural light. The sloping ceiling adds character to the room, which is currently used as a dressing room or wardrobe area.

### Bathroom

Fitted with a three-piece suite comprising bath with shower over, wash hand basin and low flush WC. With vinyl flooring, heated towel radiator and a large frosted window providing privacy and allowing natural light to brighten the space.

### Rear Garden

The rear garden is an expansive outdoor area featuring a long, well-maintained lawn bordered by fencing and tall hedges providing a sense of privacy and seclusion. A paved patio runs alongside the lawn, ideal for outdoor seating and entertaining, creating a lovely space to enjoy fresh air and garden activities.

### Front External

The driveway and front exterior of the home is characterised by a traditional red brick facade with classic arched doorways. The driveway provides ample parking space and is bordered by hedging, offering a neat and tidy entrance to the property. The exterior blends charming period features with practical access.

### Additional Information

- Tenure Type - Freehold
- Local Authority - North Lincolnshire
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - E
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

### Free Valuation

Thinking of selling or letting?

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### Mortgages

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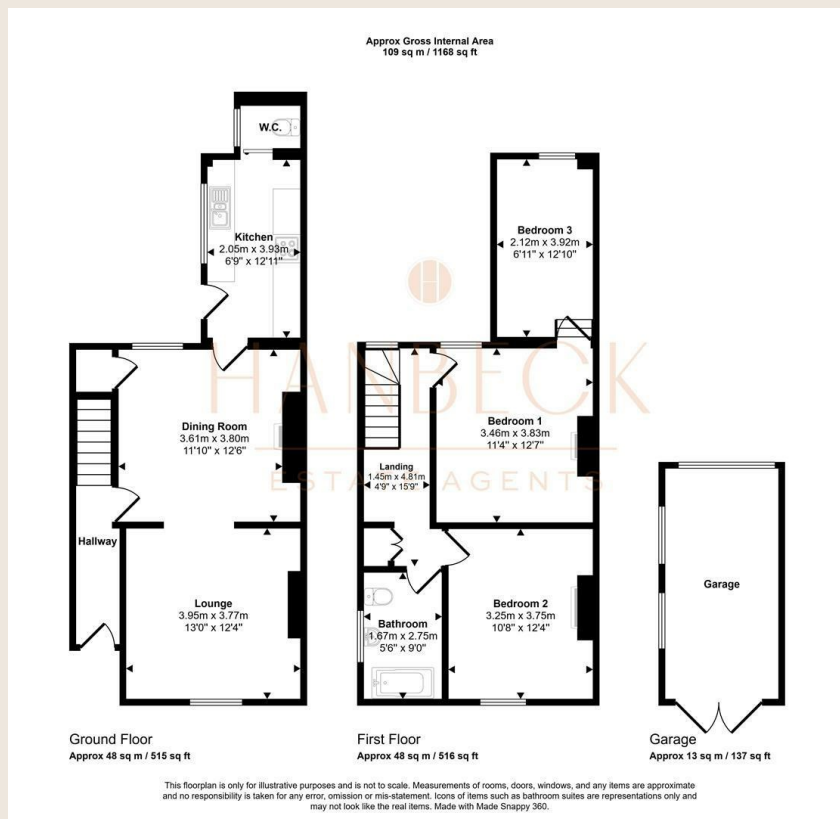
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate



Local Authority North Lincolnshire  
Council Tax Band A  
EPC Rating E



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