



Swift Drive, Scawby Brook, Brigg, DN20 9FL

£195,000



- Three Bed End of Terrace Town House
- NO UPWARD CHAIN
- Master Bedroom with En-Suite and Dressing Area
- Lounge, Modern Kitchen and W.C. to Ground Floor
- Enclosed Rear Garden with Timber-Built Bar
- Ample Off-Road Parking
- Council Tax Band C
- Two Double Bedrooms and Family Bathroom

BELL WATSON are proud to offer this end-terrace home, providing spacious and versatile accommodation arranged over three floors.

To the ground floor, the property comprises a kitchen, cloakroom WC, and a lounge diner with French doors opening onto the rear garden, creating a light and sociable living space.

The first floor offers two well-proportioned double bedrooms and a family bathroom.

The second floor is dedicated to a generous principal bedroom, complete with an open dressing area with fitted wardrobes and a dedicated vanity space, along with a modern three-piece en-suite bathroom.

Externally, the property benefits from off-street parking and an enclosed rear garden, complete with an outdoor bar, ideal for entertaining.



This popular development is situated to the west of the market town of Brigg, offering convenient access to a range of local amenities. A leisure centre and supermarket are located nearby, while the town centre itself provides a wider selection of shops, cafes, and services. Well-regarded schooling and further facilities are also available in Brigg, which is within comfortable walking distance, making the location ideal for families and professionals alike.

Residents benefit from excellent road connections, with easy access to the M180 motorway, making it ideal for commuters travelling towards Doncaster, Lincoln, and beyond. The area is also close to scenic countryside walks and green spaces, offering a balance of rural surroundings and modern convenience.

Scawby Brook is particularly sought after for its community feel, quiet residential streets, and accessibility, making it an attractive location for families, professionals, and downsizers alike.

ACCOMODATION

The generous living accommodation is arranged over three floors, offering spacious and versatile living throughout.

KITCHEN 3.91 M X 1.90 M

The kitchen is located on the ground floor and features a range of shaker-style base and wall-mounted cabinets, complemented by coordinating wooden effect worktops and brushed steel handles, an integrated fridge/freezer, a built-in stainless-steel oven, four ring gas burner hob and extractor fan above, and a stainless steel sink with drainer and mixer tap and subway tiles. Further benefits include a radiator, practical laminate flooring, and recessed ceiling spotlights, creating a well-equipped and functional cooking space.

LOUNGE 4.95 M X 3.96 M

Positioned to the rear of the property, the lounge is a bright and welcoming living space with laminate flooring and uPVC French doors flanked by glazed side panels, opening directly onto the rear garden and allowing an abundance of natural light. The room also features a wall-mounted electric fireplace, a useful built-in storage cupboard, a radiator, and a ceiling light fitting.

W.C.

The partially tiled ground floor cloakroom is fitted with a low-level flush toilet and a vanity wash hand basin with storage below. A uPVC window to the front elevation provides natural light, while laminate flooring offers a practical and easy-to-maintain finish.

BEDROOM TWO 3.96 M X 3.56 M

Bedroom two is a well-proportioned rear-facing double bedroom, enjoying pleasant views over the rear garden through a uPVC window. The room is finished with carpet flooring and further benefits from a radiator and ceiling light, creating a bright and comfortable space.

BEDROOM THREE 3.96 M X 3.35 M

Bedroom three is a comfortable and versatile room, enjoying a dual-window aspect to the front elevation that fills the space with natural light. Finished with carpet flooring, the room also benefits from a radiator and a fitted ceiling light.

FAMILY BATHROOM

The fully tiled family bathroom is thoughtfully appointed with a walk-in shower, a vanity wash hand basin with cupboards below, and a low-level flush WC. A uPVC double glazed window allows for plenty of natural light, while a radiator, ceiling light, extractor fan, and practical vinyl flooring complete this stylish and functional space.

MASTER BEDROOM 4.65 M X 3.96 M

The impressive principal bedroom offers a truly luxurious retreat, featuring a front-facing uPVC dormer window that fills the room with natural light. Generously proportioned, the bedroom is finished with carpeted flooring and benefits from a handy storage cupboard, built-in draws, a radiator, and a ceiling light fitting, creating a warm and inviting atmosphere. Open to the adjoining dressing area, the space provides an elegant and practical layout, enhancing the sense of luxury and comfort.

ENSUITE

The partially tiled en-suite is fitted with a panelled bath that is complimented with a shower above and a glazed shower screen, a vanity wash hand basin, and a low-level flush WC. Finished with practical vinyl flooring, the room also benefits from a radiator, and an extractor fan, and a Velux-style window creating a functional and easy-to-maintain space.

DRESSING AREA

Open to the principal bedroom, the dressing area is thoughtfully designed with a range of fitted wardrobes and a dedicated vanity area, creating a practical and luxurious space for dressing and storage. A Velux-style window to the rear aspect allows natural light to flood the room, while a radiator and ceiling light ensure comfort and functionality throughout.

STEP OUTSIDE

To the front, the property benefits from an open block-paved driveway providing off-road parking for two vehicles. A low-maintenance boundary with a planted border separates the neighbouring property, while a timber gate offers secure access to the rear garden.

The enclosed rear garden is predominantly laid to lawn and features a paved patio seating area, creating an ideal space for outdoor dining and relaxation. A standout feature is the raised timber-built garden bar, complete with windows, a timber fitted bar, making it the perfect space for year-round entertaining. The garden is enclosed by timber fence panels, providing a good degree of privacy.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

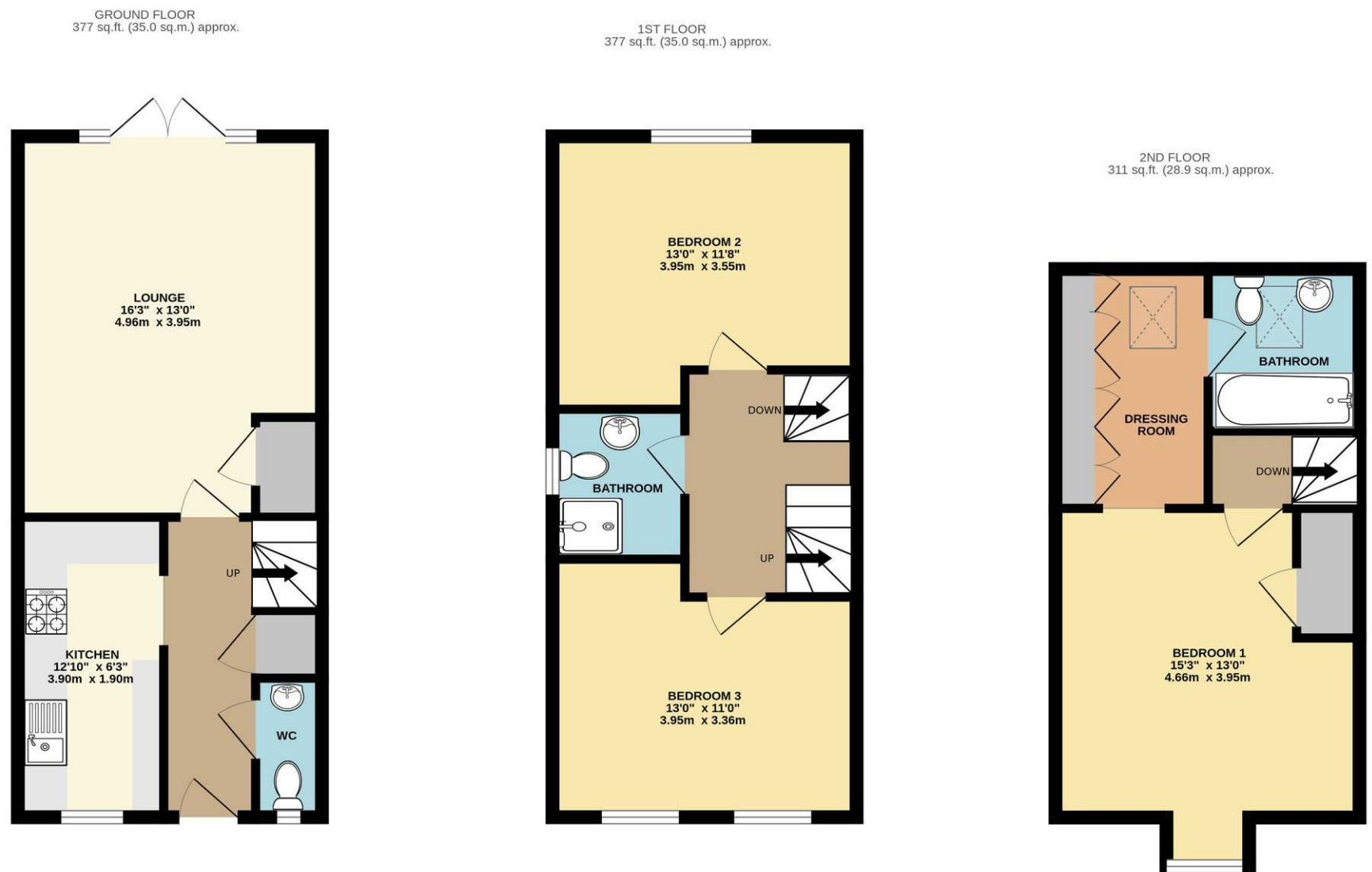
Mains electricity and gas, water and drainage are all understood to be connected to the property.

COUNCIL TAX

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







TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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