



9 Waters Edge, Scawby Brook
£135,000



9 Waters Edge

Scawby Brook, Brigg

No Onward Chain. Stylish and rarely available semi detached bungalow with double bedroom, 14'8 lounge, modern shower room and well appointed kitchen. Private courtyard garden to the rear and allocated parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- No Onward Chain
- Turnkey Home
- 14'8 Lounge
- Rarely Available Bungalow
- Allocated Parking
- Courtyard Garden
- Vendor Owned Solar Panels





Entrance

6' 2" x 5' 1" (1.88m x 1.55m)

A Pvcu door opens to a reception hall with coving, radiator and walk-in store

Lounge

14' 8" x 13' 6" (4.48m x 4.12m)

A well proportioned twin aspect room centred on the light marbled fireplace with inset electric fire. The room includes a radiator and coving.

Hallway

Centrally placed with deep storage area with sliding mirror doors and housing the gas fired combination boiler. There is also access to the roof space.

Kitchen

10' 10" x 5' 9" (3.30m x 1.76m)

Well appointed with a good range of cream fronted units with contrasting worktops and including a sink unit, plumbing for a washing machine, breakfast bar, inset 4 burner gas hob with extractor over, built in oven, housing for a microwave, space for an upright fridge/freezer, radiator and tiled splash areas.

Bedroom

14' 1" x 8' 7" (4.28m x 2.62m)

A generous rear facing double room with wardrobe space, coving, radiator, spot lights and door opening to the rear courtyard.



Shower Room

9' 4" x 4' 10" (2.84m x 1.47m)

A fully tiled room with modern suite to include walk-in glazed and panelled shower enclosure, vanity basin, close couple wc, chrome radiator and extractor fan.



Front Garden

A wrought iron gate opens to the front flagged seating area with garden shed and a further high gate allows access to the side path.

Rear Garden

A delightfully private space featuring a broad seating area with curving, raised flower bed and 2 garden sheds.

Buyers AML Fees and Pre Purchase Checks

Agents are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale.

We will receive a portion of the fee to cover the administration of this process.

We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.





Newton Fallowell Brigg

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