



## 37 ST. HYBALDS GROVE

BRIGG, DN20 9DG

£198,000  
FREEHOLD

A modern and beautifully presented three bedroom semi-detached home in the sought-after village of Scawby, perfect for first time buyers and families looking for a stylish turn-key property.



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## 37 ST. HYBALDS GROVE

### DESCRIPTION

MODERN THREE BEDROOM SEMI-DETACHED HOME – SOUGHT AFTER VILLAGE LOCATION – TURN-KEY THROUGHOUT – DRIVEWAY & GARAGE

Situated on St Hybald's Grove in the highly desirable village of Scawby, this beautifully presented three bedroom semi-detached home is perfect for first time buyers and growing families seeking a modern, move-in ready property.

Step inside into the welcoming entrance hallway with stairs rising to the first floor and access through to the lounge.

The spacious lounge is bright and inviting, enjoying a large front-facing window allowing plenty of natural light to flow through, along with a feature fireplace creating a cosy focal point. A door leads through into the kitchen diner.

The open-plan kitchen diner is fitted with a modern shaker-style kitchen complemented by stylish worktops and contemporary finishes. There is space for an American-style fridge freezer, a built-in double oven and microwave, integrated dishwasher and modern vertical radiator. The dining area flows seamlessly from the kitchen and features French doors opening out onto the rear patio - perfect for entertaining and family life.

To the first floor, there are three bedrooms and a modern family bathroom.

The spacious master bedroom enjoys a large front-facing window with lovely views towards the Lincolnshire Wolds over the chimney pots. Bedroom two overlooks the rear garden and benefits from a built-in storage cupboard. Bedroom three is ideal as a

nursery, child's bedroom or home office and also features built-in storage.

The contemporary family bathroom comprises a bath with dual shower over and glass screen, wall-hung vanity unit with bowl sink, WC, heated towel rail, wall-hung fitted storage cupboard and modern tiling throughout.

Externally, to the front of the property there is ample driveway parking, a lawned garden fronted by a dwarf wall, access to the detached single garage and pathway leading to the front entrance.

The rear garden is mainly laid to lawn with a paved patio area, offering plenty of space for children to play and ideal for outdoor entertaining.

A fantastic opportunity to purchase a stylish and well-maintained home in one of the area's most sought-after villages.

### ENTRANCE HALLWAY

A welcoming entrance space with stairs rising to the first floor and access through to the lounge.

### LOUNGE

A spacious and bright reception room with large front-facing window allowing plenty of natural light. Feature fireplace creating a cosy focal point. Door leading through to the kitchen diner.

### KITCHEN

Open-plan and ideal for modern family living. Fitted with a contemporary shaker-style kitchen with complementary worktops and tiled splashbacks. Space for an American-style fridge freezer. Built-in double oven and microwave. Integrated dishwasher. Modern vertical radiator. Central dining area with French doors opening onto the rear patio.

### SUN ROOM



## FIRST FLOOR LANDING

Providing access to all three bedrooms and the family bathroom.

## MASTER BEDROOM

A spacious double bedroom with large front-facing window enjoying views towards the Lincolnshire Wolds over the chimney pots.

## BEDROOM TWO

Rear-facing double bedroom benefiting from a built-in storage cupboard.

## BEDROOM THREE

Ideal as a nursery, children's bedroom or home office. Benefiting from built-in storage cupboard.

## FAMILY BATHROOM

Modern suite comprising bath with dual shower over and glass screen, wall-hung vanity unit with bowl sink, WC, heated towel rail, wall-hung fitted storage cupboard and contemporary tiling.

## OUTSIDE

### FRONT

Driveway providing ample off-road parking. Lawned front garden fronted by dwarf wall. Access to detached single garage and pathway leading to the front door.

### REAR GARDEN

Mainly laid to lawn with paved patio area, offering plenty of space for children to play and ideal for outdoor entertaining.

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

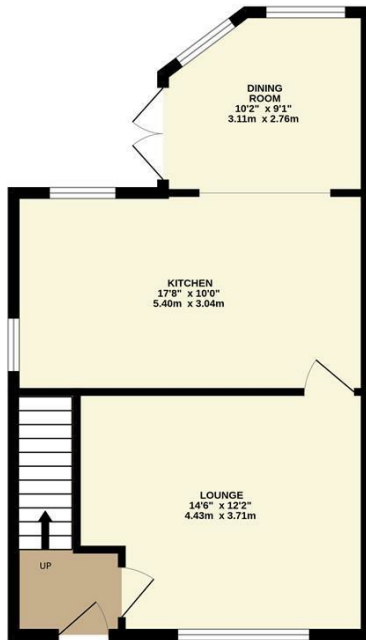
Viewings – By Appointment Only

Floor Area – 1066.00 sq ft

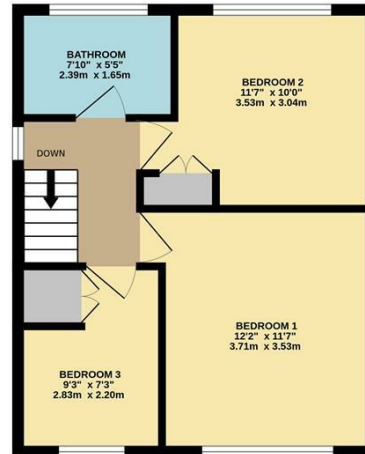
Tenure – Freehold



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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