



Scawby Brook, Brigg, Brigg



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£235,000

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## Key Features

- River views
- 4.17m Dining Room
- Enclosed rear gardens
- Well presented throughout
- 2 car parking
- Popular location
- EPC rating D
- Freehold





Set on the western approach to Brigg and enjoying river views this detached home is situated in one of the towns' most popular residential areas. The home is well presented throughout and includes a bay fronted lounge, 4.17m dining room and generous breakfast kitchen linking to the enclosed, secure rear gardens. The first floor bedrooms are served by a modern family bathroom with suite in white and the reception drive easily accommodates 2 cars. This discreetly situated home is an ideal first family home.

#### ENTRANCE

A wood and glazed door opens to reception hall with stair to the first floor, radiator and coving.

#### LOUNGE 2.76m x 4.86m (9'1" x 15'11")

Enjoying views towards the river with a square walk-in Pvcu double glazed window, modern electric, coal effect electric fire in surround, 2 radiators, coving and under the stair cupboard. (Max measurements.)

#### BREAKFAST KITCHEN 3.91m x 2.63m (12'10" x 8'7")

A generous social space opening to the enclosed rear garden and appointed with a range of high and low cream fronted units with contrasting worktops and including an inset stainless steel sink unit, space for an under the counter refrigerator, 2 larder stores, inset 5 burner stainless steel hob with oven under and chimney extractor over, metro style tiling to the splash areas, radiator, coving, plumbing for an automatic washing machine, rear Pvcu double glazed window and door.

#### DINING ROOM 4.17m x 2.57m (13'8" x 8'5")

A multi use room ideal as a formal dining room, 2nd sitting room or work space with Pvcu double glazed window, laminated flooring, coving and radiator.

#### CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, vanity wash hand basin, wall mounted gas combination boiler, pvcu double glazed window, coving and laminated flooring.



#### LANDING

Centrally placed with spindle rail, access to the roof space, linen store and radiator.

#### BEDROOM 1 3.88m x 3.21m (12'8" x 10'6")

A generous forward facing room with 2 Pvcu double glazed windows, coving, radiator and bulk head hanging cupboard. (maximum measurements.)

#### BEDROOM 2 5.23m x 2.57m (17'2" x 8'5")

A further, dual aspect room with dormer to the front, radiator, coving and access to the roof space.

#### BEDROOM 3 3.12m x 2.08m (10'2" x 6'10")

A rear facing room with recessed double wardrobe with sliding mirror doors, radiator and coving.

#### BATHROOM 1.66m x 1.91m (5'5" x 6'4")

Superbly appointed with a modern suite in white to include a panel bath with electric shower over and side screen, vanity wash hand basin, close coupled wc, radiator, extractor fan, coving, spot lighting, marbled effect tiling to half height and to the shower area.

#### OUTSIDE

Set back beyond an open plan lawn the property is situated on a private drive and enjoys views to the River Ancholme. There is reception parking for 2 cars and a gate opens to the enclosed rear. Immediately to the rear there is a flagged patio with timber pergola which overlooks a shaped lawn with broad gravel topped walkways with inset shrubs and spring bulbs. A timber shed completes the home.

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### COUNCIL TAX BAND

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



## FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

## ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





