



37 Swift Drive, Scawby Brook
£190,000

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Scawby Brook, Brigg

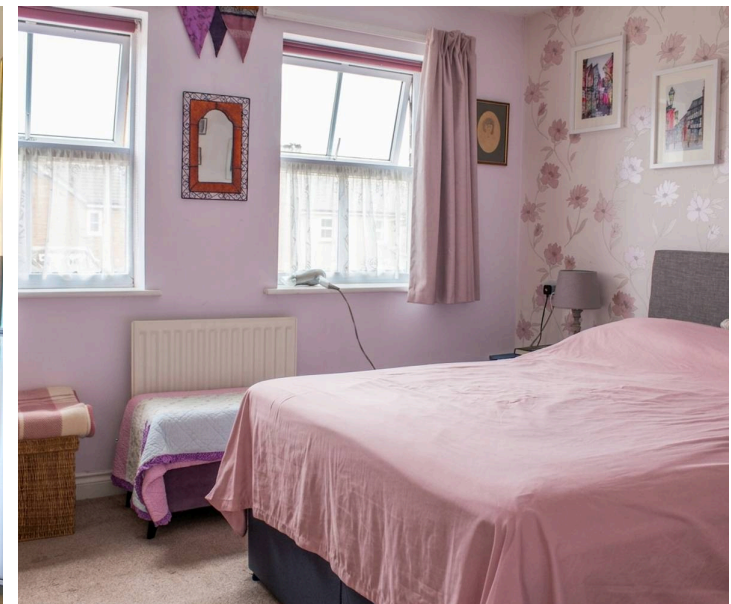
Distinctive 3 storey town house in popular Waters Edge area of Brigg. Flexible layout, private garden with Summer house, 2nd floor suite with kitchenette. Ideal for families, pets, or home working. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- Distinctive 3 storey town house.
- Popular residential area
- 2 car parking
- Ground floor lounge leading to enclosed garden
- 2nd floor kitchenette/dressing area
- Potential for 2 family living.





Reception Hall

A canopied entrance opens to the hall with radiator, dado rail, coving, fitted cupboard and stair to the first floor.

Cloak Room

Appointed with a vanity unit with inset basin, close coupled wc and radiator.

Lounge

16' 3" x 12' 11" (4.96m x 3.94m)

A well lit social space ideal for both easy relaxation and informal entertaining as well as connecting to the garden via double glazed French doors.

Kitchen

13' 5" x 6' 3" (4.08m x 1.91m)

A forward facing room well appointed with a good range of Shaker style high and low units with granite style tops with plumbing for both a dishwasher and washing machine, inset gas hob with extractor over and oven under, concealed gas fired heating boiler radiator and space for an upright fridge/freezer.

Landing

Centrally placed with spindle balustrade rail, radiator and stair to the second floor.

Bedroom 2

11' 1" x 10' 11" (3.37m x 3.32m)

(Measured to wardrobe fronts.) A generous forward facing double room with 2 windows and fitted wardrobes to one wall and matching dressing table.

Family Shower Room

6' 4" x 6' 4" (1.93m x 1.92m)

Appointed with a suite in white to include a vanity unit with inset wash hand basin, close coupled wc, tiled and glazed quadrant shower enclosure with mains fed shower and part tiled walls.

Bedroom 3

13' 0" x 11' 7" (3.95m x 3.54m)

A further rear facing double room with fitted dressing table and drawers.





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Second Floor

Bedroom 1

13' 0" x 12' 11" (3.96m x 3.94m)

(Maximum measurement.) The final double bedroom with dormer window to the front aspect, airing cupboard, access to the roof space and a rounded arch leading to the dressing area/kitchenette.

Dressing Area/Kitchenette

10' 4" x 6' 4" (3.14m x 1.94m)

A distinctive addition formed to cater for a dependent relative and including a sink unit with cupboards under and skylight to the rear.

En suite

7' 0" x 6' 4" (2.13m x 1.94m)

Appointed with a suite in white to include a vanity unit with inset basin, close coupled wc, shower bath, radiator and skylight.

GARDEN

The property is fronted by a buffer garden and there is reception parking for 2 cars. The enclosed rear of the home features a flagged patio which leads to a small synthetic lawn and a curving path leads to the timber summer house which has its' own electricity supply.

DRIVEWAY

2 Parking Spaces





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