



18 St Martins Crescent, SCAWBY, DN20 9BQ

£385,000



- Chain Free
- Extended Providing Well Proportioned Accommodation
- Four Bedrooms Plus Study
- Large Family Bathroom
- Sizeable Gardens
- Vacant possession
- Sought After Village Location
- En-Suite to Master
- Ground Floor WC
- Ample Parking and Integral Garage

Bell Watson Estate Agents are excited to market for sale this extended and well-proportioned detached family home, located in the highly desired village of Scawby and situated on a larger than average plot. This property comprises a reception hallway, kitchen, breakfast room, main reception room with dining area, large conservatory and a cloak room to the ground floor with the first floor offering a spacious landing, three large double bedrooms with en-suite to the master a fourth single bedroom, a separate study and a sizeable family bathroom. Externally there is ample off-road parking, an integral garage and a large enclosed rear garden. Must be viewed to appreciate how much property is on offer here.



LOCATION

The popular village of Scawby is on the outskirts of the market town of Brigg. It has excellent facilities including a primary school, leisure centre and public houses. Scawby is ideally located for commuting to the major employment areas of the region including Scunthorpe, Hull, Grimsby and Lincoln, and has easy access to the M180. International Airports at Humberside and Doncaster and National Rail Link at Barnetby are within easy commutable distance.

ACCOMMODATION

Extended, very spacious and arranged over two floors.

RECEPTION HALL 4.60m (15' 1") x 3.10m (10' 2")

Enter the property via the composite front door into a bright and spacious reception hallway with open returning staircase to the first floor. There are two built in storage cupboards, spotlights to the ceiling, two uPVC double glazed windows to the front aspect, a central heating radiator and carpeted flooring.

KITCHEN 5.01m (16' 5") x 2.19m (7' 2")

Providing cream shaker style wall and base units fitted with butcher block counter tops, tiled splash backs and ceramic 1.5 sink with chrome mixer tap. The kitchen incorporates an induction hob with stainless steel extractor over, an integrated oven and microwave, under counter recess for a fridge. There are spotlights and coving to the ceiling, under unit lighting, a uPVC double glazed window to the rear aspect, a vertical central heated radiator and carpeted flooring.

LOUNGE 5.51m (18' 1") x 3.48m (11' 5")

A large through lounge with feature brick wall fitted with mounted electric fire, a uPVC double glazed window to the front aspect, spotlights and coving to the ceiling, two central heating radiators and carpeted flooring.

BREAKFAST ROOM 5.20m (17' 1") x 2.15m (7' 1")

A cosy snug area with space for a dining table has a timber frame window to the kitchen, a uPVC double glazed window to the conservatory, spotlights and coving to the ceiling, two central heating radiators and carpeted flooring.

DINING ROOM 3.47m (11' 5") x 2.01m (6' 7")

Situated off the lounge via an open archway having spotlights and coving to the ceiling, a central heating radiator, carpeted flooring and uPVC double glazed french doors leading to the conservatory.

CONSERVATORY 5.98m (19' 7") x 2.88m (9' 5")

A large uPVC double glazed conservatory with wall lighting, carpeted flooring and French doors opening to the rear garden.

SIDE ENTRANCE & GROUND FLOOR WC 1.52m (5' 0") x 1.62m (5' 4")

A uPVC external door opens to the side entrance having a light fitting and coving to the ceiling, doors leading to integral garage and WC and tiled flooring.

The cloak room is fitted with a pedestal wash basin and low flush WC. There is a uPVC obscure double glazed window to the rear aspect, a light fitting to the ceiling, and a built-in cupboard with shelving. The gas combination boiler is in here.

LANDING

Having a built-in airing cupboard, spotlights and loft access to the ceiling, wall lighting, a central heating radiator and carpeted flooring.

MASTER BEDROOM 4.78m (15' 8") x 3.42m (11' 3")

Fitted with a built-in wardrobe with sliding doors, there is a uPVC double glazed window to the rear elevation, two light fittings and coving to the ceiling, wall lighting, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 2.17m (7' 1") x 1.04m (3' 5")

Fully tiled providing a shower enclosure fitted with electric shower, a pedestal wash basin and low flush WC. There is a central heated towel rail, light fittings and coving to the ceiling and carpeted flooring.

BEDROOM TWO 5.31m (17' 5") x 3.87m (12' 8")

Fitted with a vanity unit incorporating a wash basin with tiled splash back and storage under and built in wardrobes with sliding doors. There are two uPVC double glazed windows to the rear elevation, two light fittings and coving to the ceiling, two central heating radiators and carpeted flooring.

BEDROOM THREE 5.25m (17' 3") x 4.62m (15' 2")

Enjoying a vaulted ceiling fitted with 4 electric timber Velux windows. There is a vanity unit with wash basin having a tiled splash back and storage under, a uPVC double glazed window to the front elevation, a built-in unit with storage, wall and ceiling lighting, two central heated radiators and carpeted flooring.

BEDROOM FOUR 3.51m (11' 6") x 1.84m (6' 0")

Fitted with a vanity unit with wash basin having a tiled splash back and storage under there is a uPVC double glazed window to the front elevation, a light fitting and coving to the ceiling, wall lighting, a central heated radiator and carpeted flooring.

STUDY 4.33m (14' 2") x 1.24m (4' 1")

Having three uPVC double glazed windows to the front elevation, two light fittings to the ceiling, a central heating radiator and carpeted flooring.

FAMILY BATHROOM 4.90m (16' 1") x 2.13m (7' 0")

This excellent sized fully tiled bathroom is fitted with a four-piece suite to include a bath tub, walk in shower enclosure with mains shower, a vanity unit incorporating a wash basin and storage and a back to wall WC. There is a uPVC obscure double glazed window to the rear elevation, two light fittings to the ceiling, a chrome central heated towel rail and carpeted flooring.

INTEGRAL GARAGE 5.45m (17' 11") x 2.48m (8' 2")

Having an electric roller door to the front, a uPVC obscure double glazed window to the side, plumbing for a washing machine, plenty of power points, a light fitting to the ceiling and carpeted flooring.

OUTSIDE

The front garden is laid to lawn with gravel borders and a block paved driveway. A path runs the side of the property to a secure iron gate leading to the fully enclosed rear garden which is also laid to lawn enjoying a good sized flagged patio area with a slabbed pathway running the perimeter of the garden. There is a substantial timber shed, mature trees and shrubs, outside lighting and water tap.

FIXTURES AND FITTINGS

All integrated appliances, fitted blinds, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

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

COUNCIL TAX

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









Ground Floor
Approx. 109.3 sq metres (1170.8 sq. feet)



First Floor
Approx. 94.0 sq metres (1011.8 sq. feet)



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