



Rivermeadow, Scawby Brook



£212,000

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## Key Features

- NO ONWARD CHAIN
- SOUGHT AFTER AREA
- GENEROUS PLOT
- GARAGE AND STORE
- CONSERVATORY
- COUNCIL TAX BAND C
- EPC RATING D
- FREEHOLD





Situated in an established and sought after residential area this 2 bedroom bungalow is offered with the benefit of no onward chain. The buyer is welcomed via a central hallway and into the bow fronted lounge with reconstituted stone fireplace and archway to the dining area with double glazed conservatory off. The oak style kitchen includes an oven and hob and the 2 bedrooms are served by a shower room with separate toilet. In addition to the driveway parking there is an attached garage with useful store/workshop to the rear and the generous rear gardens are best viewed from the full width terrace.

#### ENTRANCE

A recessed entrance with Pvcu door opens to the hall with coving, store cupboard and radiator.

#### LOUNGE 3.47m x 4.87m (11'5" x 16'0")

A forward facing bow fronted room with reconstituted stone fireplace, radiator, cornice and decorative arch to

#### DINING ROOM 3.45m x 2.6m (11'4" x 8'6")

With radiator, cornice and sliding patio doors to conservatory.

#### CONSERVATORY 3.06m x 2.64m (10'0" x 8'8")

Comprising of oak style Pvcu double glazed panels over brick plinths with sloping translucent roof and tiled floor.

#### KITCHEN 3.31m x 2.82m (10'11" x 9'4")

Appointed with a range of high and low medium oak effect fronted units with contrasting worktops and including vinyl sink unit, plumbing for an automatic washing machine, spaces for both an under counter refrigerator and freezer, inset 4 burner gas hob with extractor over, built in oven with storage over and under, larder store housing the gas fired combination boiler and door to side entrance.

#### SIDE ENTRANCE

With Pvcu door.



#### BEDROOM 1 3.8m x 3.19m (12'6" x 10'6")

A forward facing double room with radiator, coving and 2 built in hanging cupboards.

#### BEDROOM 2 2.48m x 2.35m (8'1" x 7'8")

A rear facing room with radiator and coving.

#### SHOWER ROOM

Appointed with a suite in white to include a pedestal wash hand basin, wide, walk-in glazed and panelled shower enclosure with mains fed shower, radiator and tiled walls.

#### TOILET

A half tiled room with low flush wc.

#### OUTSIDE

The property is fronted by a low wall beyond which there is a neat lawn with shrub borders. A drive leads to the attached GARAGE (4.87m x 3.45m) with electrically operated roller door, light and power and door to STORE/WORKSHOP (2.47m x 2.10m) with power and door to the rear. Immediately to the rear of the home there is a full width terrace which overlooks a generous lawn with additional large gravel topped seating area. A greenhouse completes the property.

#### 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

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.

## KEY FACTS FOR BUYERS

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