



21 Francis Gardens, Scawby
£285,000

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Scawby, Brigg

Turnkey three-bed semi-detached bungalow with spacious open plan living, stylish kitchen, master suite, underfloor heating, low-maintenance garden, terrace, and open paddock views. Parking for two cars.

Council Tax band: C

Tenure: Freehold

- Stunning 7.22m x 6.20m open plan living area with paddock views.
- Seating area with bi-fold doors and part vaulted ceiling.
- Contemporary kitchen and utility with integrated appliances.
- Master suite with wardrobes and shower room.
- Family bathroom with bath and separate shower.
- 2 car reception parking.
- Easily maintained gardens.
- Council Tax Band C





Reception Hall

A side door opens to the central hall with spot lighting, access to the roof space and store cupboard.

Open Plan Living Space

A stunning dual aspect living space and comprising of:

Lounge

23' 8" x 10' 10" (7.22m x 3.30m)

Enjoying stunning views to open paddocks through double glazed bi-fold doors, and with a part vaulted ceiling, this beautifully lit space defines relaxed elegance and is superbly suited to both quiet contemplation and amiable socializing with more than enough room for a dining suite as required. The space opens to the modern Kitchen area.

Kitchen

15' 3" x 9' 6" (4.64m x 2.90m)

A joy for the amateur chef as well as for every day living and appointed with an extensive range of contemporary deep blue base cabinets with contrasting dove grey colour units at eye level and including an inset resin sink unit, integrated dishwasher, fridge freezer, electric hob with chimney style extractor over and electric oven under. There is also a small breakfast bar for relaxed dining together with spot lighting and a limestone style ceramic tiled floor for practicality.

Utility

6' 9" x 6' 8" (2.06m x 2.04m)

A most practical space with a further range of matching units, wall mounted gas fired boiler, plumbing and spaces for both a washing machine and tumble dryer, extractor fan, matching limestone style tiled floor and rear entrance door.



**Bedroom 1**

14' 8" x 9' 2" (4.47m x 2.80m)

A well lit, bay fronted double room with light beech fronted wardrobes with central drawer unit to one wall. (Max measurements in to the bay and to the wardrobe fronts.)

En-suite

6' 11" x 5' 5" (2.10m x 1.65m)

Contemporary suite in white to include a wc, vanity basin, panelled and glazed shower enclosure with rainwater head and hand held attachment. chrome radiator and spotlighting.

Bedroom 2

12' 7" x 8' 11" (3.83m x 2.71m)

A further forward facing double room with feature alcove and spot lighting. (Max measurements.)

Bedroom 3

9' 11" x 6' 9" (3.02m x 2.06m)

The final forward facing room, currently used as a home office.

Bathroom

6' 8" x 8' 11" (2.04m x 2.71m)

Stylishly presented with a suite in white, and tiled to half height, to include a panelled bath, wc, vanity basin, panelled and glazed mains fed shower enclosure with both rainwater head and hand held attachment, chrome radiator and extractor fan.

GARDEN

The property is set back beyond a broad, 2 car block reception area and there is side, pedestrian access to a gravel topped amenity area with garden shed. Immediately to the rear of the home there is a shallow lawn and a broad, flagged terrace and patio connects back to the lounge. The rear boundary is marked by Lincolnshire post and rail fencing to maximise the paddock view.

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