



## 6 Coach House Gardens, Brigg, DN20 9BJ

£299,950

A great two bed detached bungalow with no chain attached. Situated in the ever popular village of Scawby on a quiet cul-de-sac with great room sizes throughout.

The property comprises of an entrance hall, spacious lounge, kitchen, separate utility room, two double bedrooms both having built in storage and the main bedroom benefitting from a W.C. and there is also a four piece bathroom suite. Outside there is a rear well maintained lawned garden with a patio area, detached garage and off road parking.

Available for viewings now, please contact the office to book yours!

Porch

Hallway



Bedroom one 11'8" x 11'1" (3.57m x 3.38m)



Bedroom two 11'1" x 9'8" (3.38m x 2.96m)



Lounge 19'9" x 13'8" (6.04m x 4.18m)



Bathroom 9'8" x 8'0" (2.96m x 2.45m)



Kitchen 14'0" x 8'9" (4.27m x 2.69m)



Utility 9'8" x 5'4" (2.96m x 1.65m)



Garage 16'11" x 10'4" (5.18m x 3.17m)

Storage

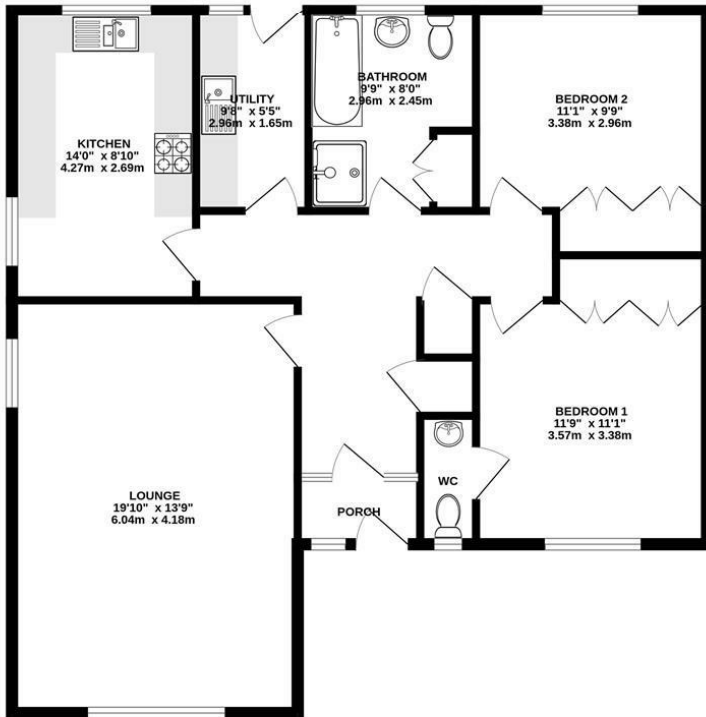
Outside



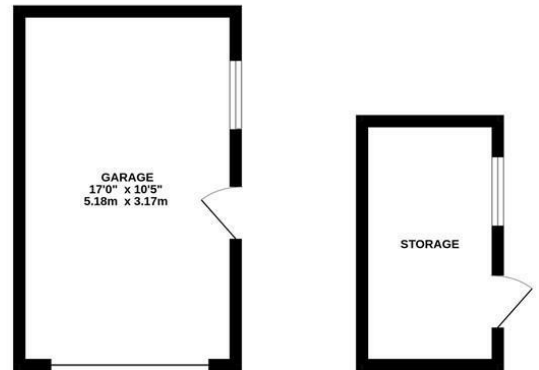
W.C

# Floor Plan

GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



OUTBUILDINGS  
253 sq.ft. (23.5 sq.m.) approx.

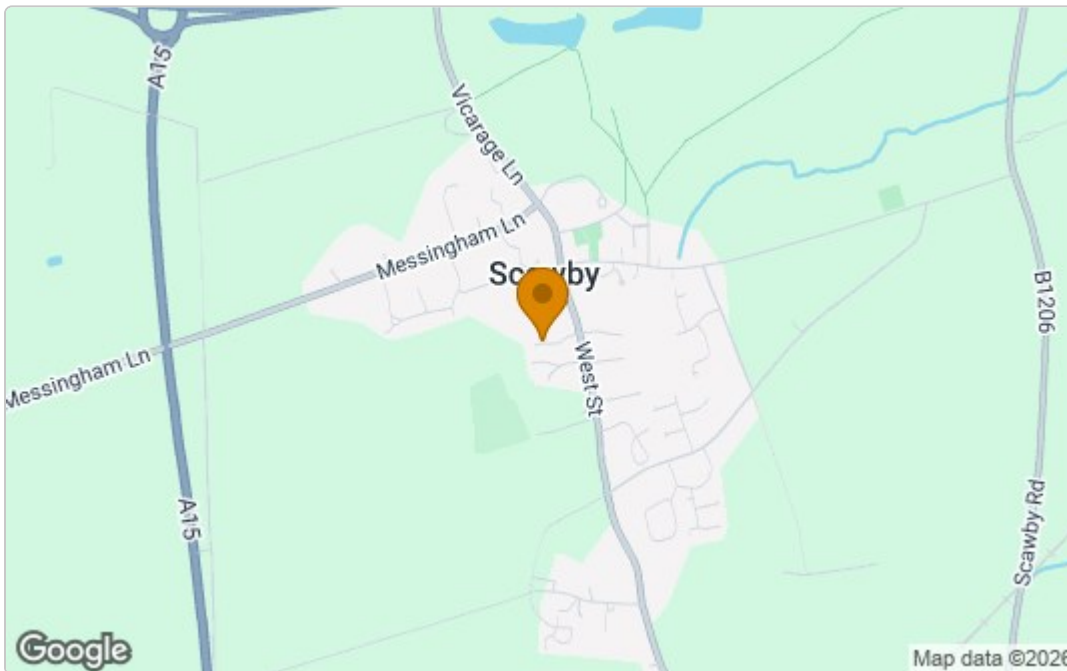


TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>75</b>
		<b>63</b>	
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cade Estate Agency Ltd Company No. 11153015

52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA

T: 01724 372 011 E: info@cade.co.uk W: cade.co.uk