



## 28 ST. HYBALDS GROVE

BRIGG, DN20 9DG

£160,000  
FREEHOLD

Beautifully presented three-bedroom mid-terrace home situated within the highly sought-after village of Scawby, offering spacious accommodation, a modern open-plan kitchen diner with French doors, ample driveway parking, landscaped rear garden with timber gazebo and stunning open field views to the rear. Ideal for first-time buyers and growing families.



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### DESCRIPTION

Situated on the ever-popular St Hybald's Grove in the highly desirable village of Scawby, this beautifully presented three-bedroom mid-terrace home offers stylish, move-in ready accommodation, making it an ideal purchase for first-time buyers, young families or those looking to upsize. Occupying a generous plot with ample off-road parking and enjoying open field views to the rear, this fantastic home combines modern living with a sought-after village location.

Step inside into the welcoming entrance hallway, where stairs rise to the first floor and a door leads through to the spacious lounge. Filled with natural light from the large front-facing window, this inviting reception room provides the perfect place to relax with family and friends before flowing seamlessly through into the heart of the home.

The impressive open-plan kitchen diner has been fitted with a contemporary shaker-style kitchen offering an excellent range of wall and base units complemented by stylish worktops and attractive tiled splashbacks. There is space for an American-style fridge freezer and washing machine, an integrated dishwasher, built-in oven with hob and extractor above, together with ample room for a family dining table. French doors open directly onto the rear patio, creating the perfect indoor-outdoor space for entertaining during the warmer months.

To the first floor are three well-proportioned bedrooms together with a modern family bathroom. The generous principal bedroom enjoys a large front-facing window, whilst the second double bedroom overlooks the rear garden and benefits from delightful open field views together with a useful built-in storage cupboard. The third bedroom provides flexibility as a nursery, child's bedroom, dressing room or home office.

Completing the accommodation is the stylish family bathroom, fitted with a white suite comprising a panelled bath with shower over and glazed screen, vanity wash hand basin with storage beneath, concealed cistern WC and heated towel rail.

Outside, the property continues to impress. To the front is a substantial gravelled driveway providing ample off-road parking for several vehicles, together with a pathway leading to the front entrance.

The enclosed rear garden has been thoughtfully landscaped to create a wonderful family-friendly outdoor space, featuring a paved patio, neatly maintained lawn and an impressive timber gazebo providing a superb covered seating and entertaining area. A useful timber storage shed offers excellent storage, whilst the open countryside beyond the rear boundary provides an attractive backdrop and a wonderful sense of privacy.

Beautifully presented throughout and ready to move straight into, this fantastic home offers the perfect balance of modern living, generous outdoor space and village life in one of North Lincolnshire's most sought-after locations.

### Entrance Hallway

Composite entrance door to the front elevation. Staircase rising to the first floor accommodation. Radiator. Door leading into the lounge.

### Lounge

A spacious and welcoming reception room with large uPVC double glazed window to the front elevation allowing plenty of natural light. Radiator. Television point. Door leading into the kitchen diner.

### Kitchen Diner

Fitted with a modern range of shaker-style wall and

base units incorporating complementary work surfaces and tiled splashbacks. Inset sink and drainer with mixer tap. Built-in electric oven with four-ring hob and extractor canopy over. Integrated dishwasher. Space for an American-style fridge freezer and washing machine. Ample space for dining table and chairs. Two uPVC double glazed windows overlooking the rear garden. French doors opening onto the patio.

### **Bedroom One**

A generous double bedroom with uPVC double glazed window to the front elevation.

### **Bedroom Two**

Double bedroom with uPVC double glazed window overlooking the rear garden and enjoying open field views. Built-in storage cupboard.

### **Bedroom Three**

Ideal as a nursery, child's bedroom or home office with uPVC double glazed window to the front elevation.

### **Family Bathroom**

Fitted with a modern white suite comprising panelled bath with shower over and glazed shower screen, vanity wash hand basin with storage beneath, concealed cistern WC and heated towel rail

### **Outside**

To the front of the property is a generous gravelled driveway providing ample off-road parking for multiple vehicles together with a pathway leading to the front entrance.

The enclosed rear garden has been recently landscaped and enjoys a paved patio adjoining the property, a neatly maintained lawn and a substantial timber gazebo creating an excellent covered seating and entertaining area. There is also a useful timber

storage shed and attractive open field views beyond the rear boundary, making this a wonderful space for both relaxing and entertaining.

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### ADDITIONAL INFORMATION

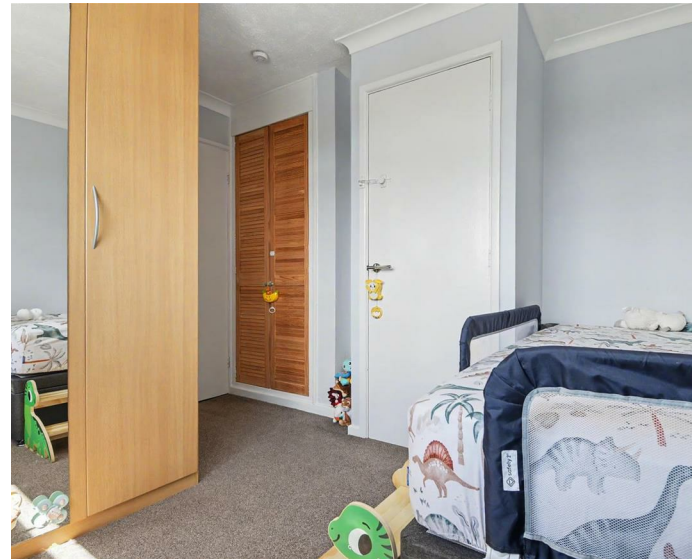
Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 764.00 sq ft

Tenure – Freehold



# COMING SOON



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>70</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>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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