



41 Swift Drive, Scawby Brook

£210,000 Freehold

A SUPERB MODERN SEMI-DETACHED HOUSE • HIGHLY DESIRABLE LOCATION WITHIN WALKING DISTANCE TO THE CENTRE OF BRIGG • 2 RECEPTION ROOMS • MODERN FITTED KITCHEN • 3 BEDROOMS WITH A MASTER EN-SUITE & A LOFT ROOM TO THE 3rd • MAIN FAMILY BATHROOM • SOUTH FACING REAR GARDEN WITH A LARGE STORE SHED • VIEWING COMES HIGHLY RECOMMENDED • COUNCIL TAX BAND; B. EPC RATING; C

Spacious 3-bed semi-detached house with loft playroom, en-suite, modern kitchen, south-facing garden, driveway for 2, workshop, and hot tub (available by negotiation). Walking distance to amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A SUPERB MODERN SEMI-DETACHED HOUSE
- HIGHLY DESIRABLE LOCATION WITHIN WALKING DISTANCE TO THE CENTRE OF BRIGG
- 2 RECEPTION ROOMS
- MODERN FITTED KITCHEN
- 3 BEDROOMS WITH A MASTER EN-SUITE & A LOFT ROOM TO THE 3rd
- MAIN FAMILY BATHROOM
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Central Reception Hallway

6' 6" x 8' 4" (1.98m x 2.53m)

Front double glazed entrance door with patterned glazing allowing access to the first floor accommodation with open spell balustrading with matching newel post, laminate flooring and wall mounted Nest thermostat.

Cloakroom

Front uPVC double glazed window with patterned glazing, enjoys an attractive suite in white comprising a low flush WC, oval wash hand basin set within a wooden top with tiled splash backs and storage cabinet beneath.

Spacious Main Lounge

10' 2" x 25' 6" (3.10m x 7.77m)

Enjoys a dual aspect with front uPVC double glazed window and matching rear French doors allowing access to the garden, TV point and wall to ceiling coving.





Kitchen

14' 5" x 7' 1" (4.40m x 2.17m)

Rear double glazed entrance door leading to the garden and rear uPVC double glazed window. The kitchen enjoys an extensive range of shaker style furniture with curved chrome style pull handles with a complementary patterned worktop with tiled splash back incorporating a stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead canopied extractor, continuation of laminate flooring from the entrance hallway, under the stairs storage cupboard, inset ceiling spotlights and doors through to;



Formal Dining Room

8' 4" x 10' 5" (2.55m x 3.17m)

Front uPVC double glazed window and wall to ceiling coving.

First Floor Landing

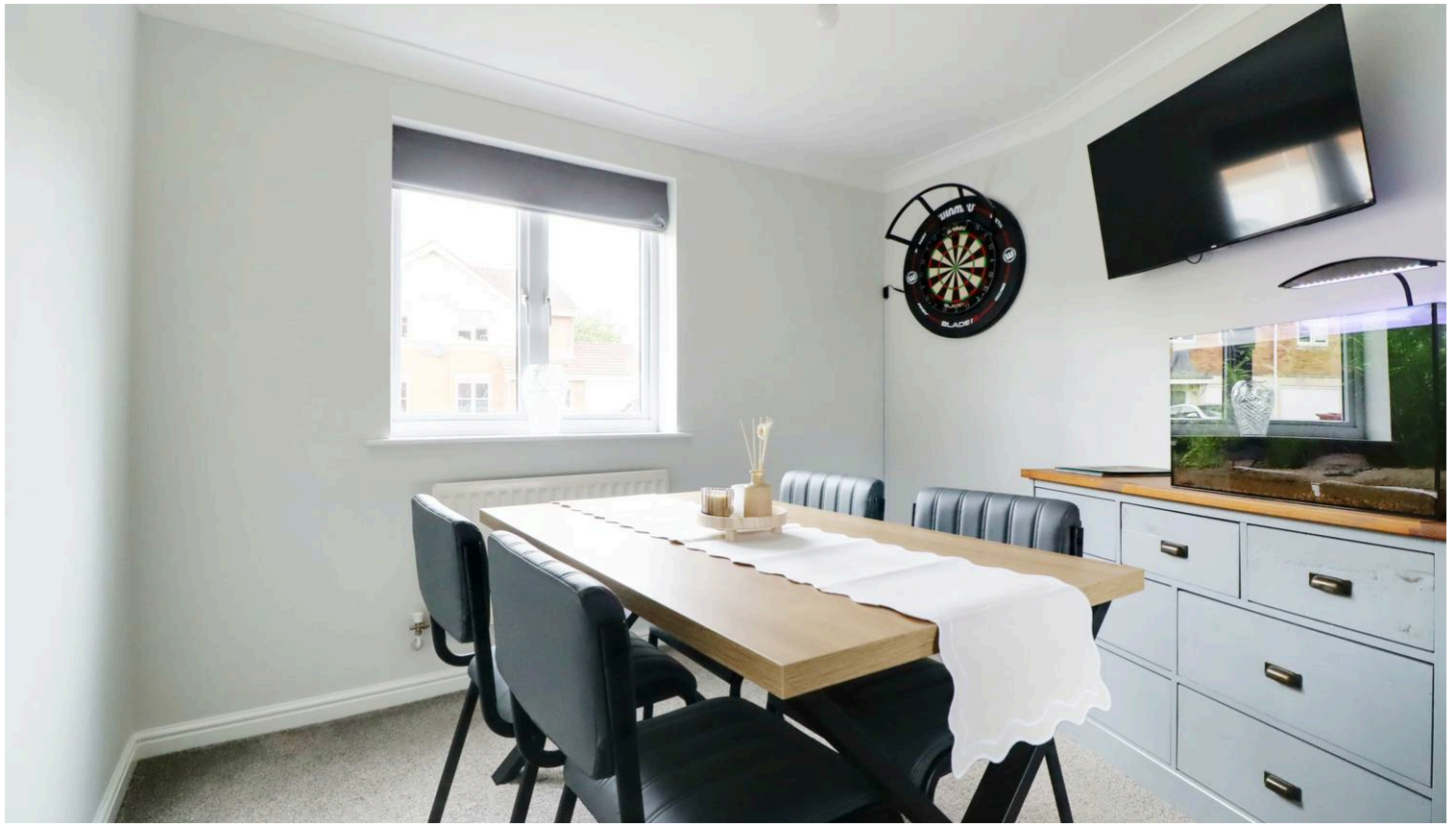
Rear uPVC double glazed window, air conditioning unit and doors to;

Master Bedroom 1

14' 4" x 9' 0" (4.37m x 2.75m)

Front uPVC double glazed window, loft access, TV point, air conditioning unit, large built-in wardrobe and doors to;





En-Suite Shower Room

6' 7" x 5' 6" (2.00m x 1.67m)

Rear uPVC double glazed window with patterned glazing, two piece suite comprising a vanity wash hand basin, large shower cubicle with mains shower and glazed screen, tiled flooring, fitted chrome towel rail, high level shelving and inset ceiling spotlights.

Front Double Bedroom 2

9' 0" x 10' 1" (2.75m x 3.07m)

Front uPVC double glazed window, built-in wardrobe and airing cupboard and wall to ceiling coving.

Rear Bedroom 3

7' 3" x 6' 6" (2.22m x 1.97m)

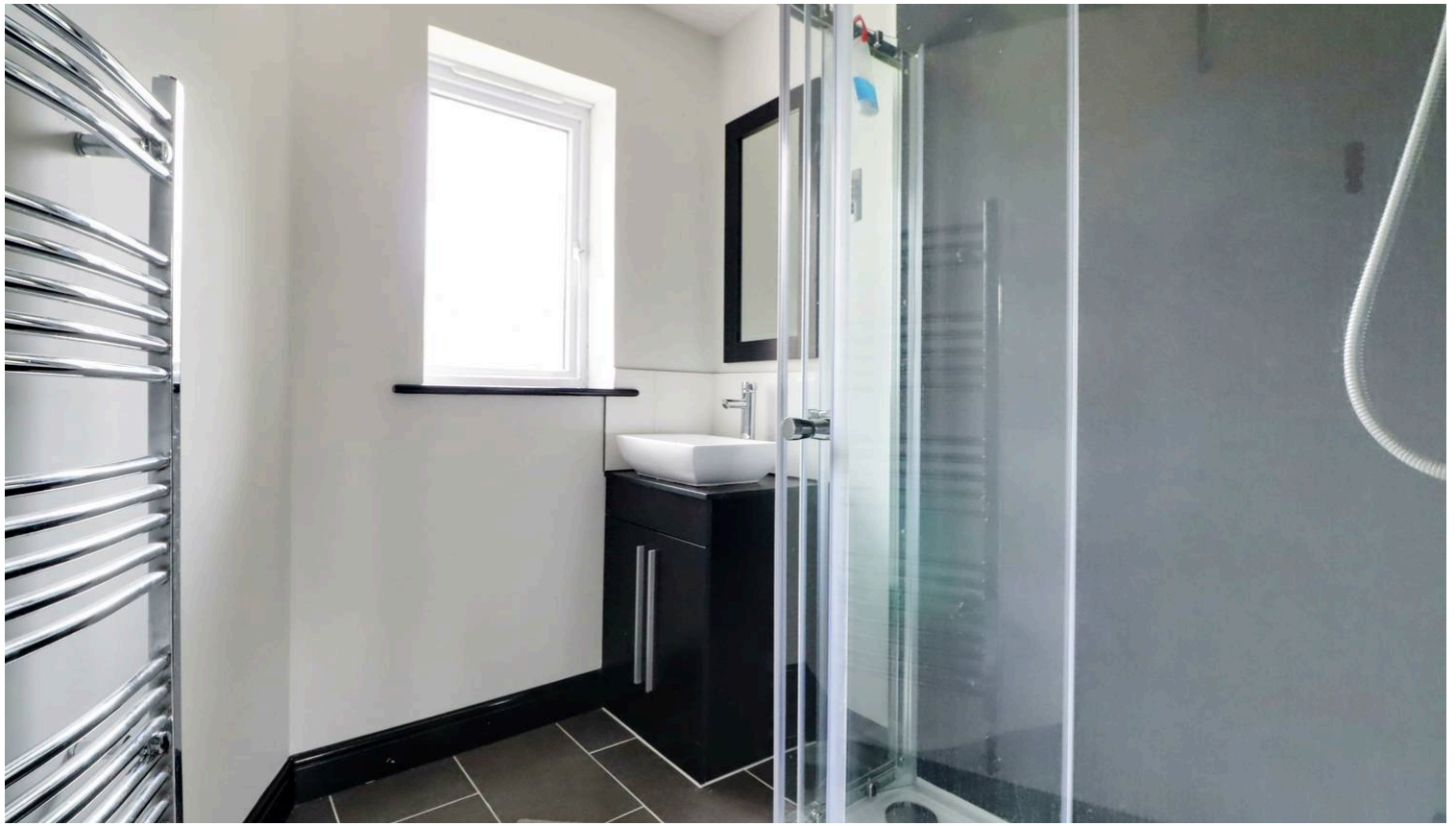
Rear uPVC double glazed window and open tread staircase leads to;

Loft Room

9' 4" x 7' 0" (2.85m x 2.13m)

Being fully decorated with carpeting, inset ceiling spotlights, power and air conditioning duct.





Family Bathroom

5' 7" x 6' 7" (1.71m x 2.01m)

Rear uPVC double glazed window with patterned glazing, modern suite in white comprising a low flush WC, vanity wash hand basin set within a wooden style top with tiled splash back and storage and display cabinets beneath, panelled bath, tiled flooring, part tiling to walls and inset ceiling spotlights.

Grounds

To the front the property has a low maintenance lawned garden with double width tarmac driveway providing parking for a number of vehicles. The rear garden enjoys a flagged seating area, shaped lawn and provides a timber workshop/storage shed.

Outbuildings

Within the rear garden there is a large timber workshop/storage shed.

Double Glazing

Full uPVC double glazed windows.

Central Heating

Gas fired central heating system to radiators and two air conditioning units to the first floor.

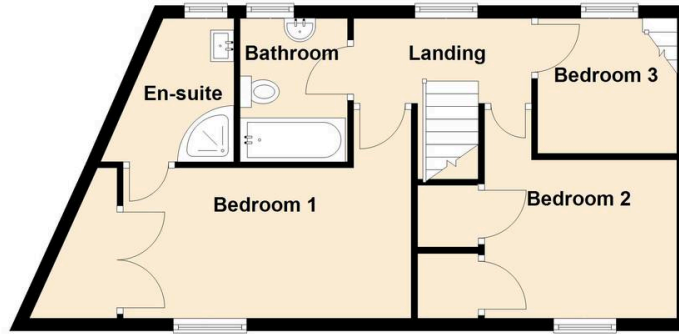






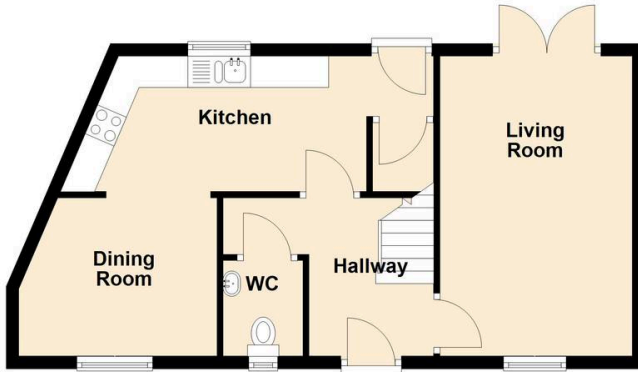
First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



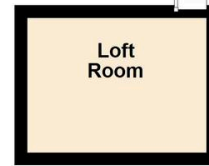
Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



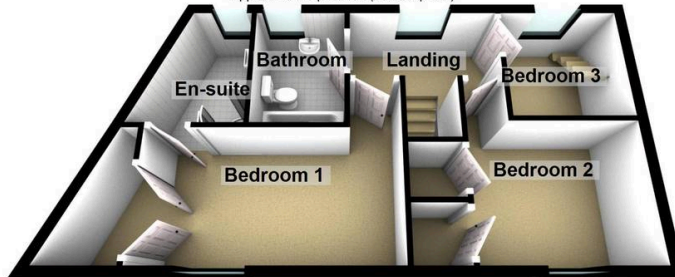
Second Floor

Approx. 6.1 sq. metres (66.2 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



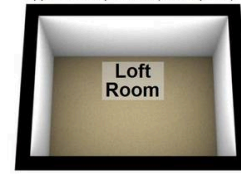
Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Second Floor

Approx. 6.1 sq. metres (66.2 sq. feet)



Total area: approx. 93.0 sq. metres (1000.6 sq. feet)

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