



18 Mill View Gardens, Wrawby, Brigg, North
Lincolnshire, DN20 8SY

£340,000



- Substantial Detached House in Cul-de-Sac Position
- Four Well-Proportioned Bedrooms
- En-Suite Bathroom to Principal Bedroom
- Lounge, Dining Room and 18ft wide Sun Room
- Modern Fitted Kitchen and Utility Room
- Stylish Family Bathroom
- Downstairs Cloakroom
- Non-Overlooked Rear Garden
- Double Garage and Ample Off-Road Parking
- Council Tax Band D

BELL WATSON are proud to present this stylish and modern detached family home, quietly positioned within the highly sought-after village of Wrawby. Beautifully presented throughout, the spacious and well-proportioned accommodation comprises an inviting entrance hallway, cloakroom, dual-aspect lounge, and a modern open-plan kitchen/diner with adjoining utility room.

To the first floor are four generously sized bedrooms, including a superb principal bedroom with en-suite bathroom, together with a three-piece family bathroom.

Externally, the property occupies generous, predominantly lawned gardens, enjoying a private, non-overlooked rear aspect. To the front, ample off-road parking leads to a spacious attached double garage.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.



This substantial property is situated on the highly sought after cul-de-sac of Mill View Gardens, in the picturesque rural village of Wrawby. Offering a peaceful setting away from the hustle and bustle of town life, this stunning family home still enjoys convenient access to a range of local amenities, services and transport links. The village offers a pub, a primary school and scenic walking trails, while the M180 motorway is just a five-minute drive away. Wrawby is also ideally located close to the neighbouring towns of Brigg and Scunthorpe, providing a wider selection of amenities including banks, hospitals and train stations.

ACCOMODATION

The spacious accommodation offers a practical and well-planned layout. Arranged across two floors, it provides spacious and convenient living, with a good flow between rooms. The layout is versatile and well suited to a range of buyers, offering both comfort and functionality.

HALLWAY

A double glazed door leads into the 'L' shaped hallway that benefits from a central heating radiator, coving, a pendant light and Karndean tiled flooring.

CLOAKROOM

The partially tiled cloakroom is fitted with a low-level WC and a vanity wash hand basin with cupboards, complemented by tiled splash backs. Finished with a uPVC window, a chrome towel radiator, a ceiling light and a neutral décor, the space is practical and conveniently located off the entrance hallway, ideal for guests and everyday family use.

LOUNGE 5.74 M X 3.63 M

This spacious dual-aspect lounge provides a calming retreat, featuring comfortable carpeting underfoot, a focal feature marble fireplace with an inset gas fire. Finished with elegant Laura Ashley wallpaper, the living room also benefits from two radiators, two ceiling lights, and patio doors that open into the sun room, creating a seamless connection between the living and entertaining spaces.

KITCHEN 3.71 M X 2.95 M

This modern kitchen is fitted with a range of contemporary Shaker style wall and base units incorporating chrome cup handles, two built-in ovens, an induction hob with an extractor above, an integrated dishwasher and fridge/freezer, and a one and a half bowl porcelain sink with drainer and mixer tap with water filter. Finished with Karndean wood effect tiled flooring, a ceiling light, and under cupboard lighting, the space is open-plan to the dining room, creating an ideal setting for everyday family living and entertaining, while also providing access to the adjoining utility room.

UTILITY ROOM

The utility room features a continuation of the kitchen's complementary fitted units, providing additional storage and workspace. Finished with Karndean wood effect tiled flooring, the room also benefits from a uPVC window and door giving direct access to the rear garden, enhancing convenience for everyday use.

DINING ROOM 3.71 M X 2.97 M

The dining room is accessed via a glazed door from the hallway and enjoys an open connection to the kitchen with bi-fold doors, creating a sociable and practical layout ideal for modern living. Finished with tasteful Laura Ashley wallpaper, Karndean wood effect tiled flooring, and a radiator, the space also benefits from a ceiling light and direct access into the sun room, enhancing the flow of natural light throughout.

SUN ROOM 5.51 M X 2.87 M

The brick base sun room enjoys views over the rear garden, creating a bright and relaxing additional living space. With its solid brick base, Karndean tiled flooring, glazed panels, and a solid roof designed for year-round use, the room offers excellent comfort in all seasons while allowing an abundance of natural light. Providing a seamless

connection to the outdoors, it is an ideal setting for dining, entertaining, or simply unwinding while overlooking the garden.

BEDROOM ONE 3.81 M X 3.68 M

The principal bedroom is a generously proportioned and beautifully presented space, offering a calm and comfortable retreat. Filled with natural light, the room overlooks the rear aspect and provides ample space for a range of bedroom furnishings and benefits from a well-planned layout that enhances its sense of space and versatility. Finished in a neutral and stylish décor, it features carpet flooring, a radiator, and a ceiling light, creating a warm and inviting atmosphere, and enjoys direct access to a modern en-suite.

EN-SUITE

The stylish and partially tiled en-suite is fitted with a panelled bath, complemented by a shower above. The suite further comprises a vanity wash hand basin and a low-level flush WC. Finished with practical vinyl flooring and a chrome heated towel rail, the space is both modern and functional, offering a clean and contemporary feel.

BEDROOM TWO 3.81 M X 3.63 M

Bedroom two is a well-proportioned and inviting rear-facing double room, offering a comfortable and versatile space. Finished with Laura Ashley décor, the room benefits from fitted wardrobes, laminate flooring, a radiator, and a ceiling light, creating a warm and relaxing atmosphere.

BEDROOM THREE 3.81 M X 2.24 M

Bedroom three is a well-proportioned and well-presented room, enjoying stunning views over the rear garden. Currently boasting a range of office furniture, the room benefits from carpet flooring, a radiator, and a ceiling light, creating a bright and welcoming atmosphere. Versatile in use, it is ideally suited as a guest bedroom, nursery, or home office.

BEDROOM FOUR 2.26 M X 1.90 M

Bedroom four is a neatly presented and versatile room, taking in pleasant views across the front garden. The space is finished in a neutral décor and features carpet flooring, a radiator, and a ceiling light, all contributing to a light and comfortable feel. Ideally suited to a range of uses, it would make an excellent guest room, music room, nursery, or home office.

BATHROOM

The partially tiled bathroom is fitted with a panelled bath, a pedestal hand wash basin, and a low-level flush WC. Finished with practical vinyl flooring and a ceiling light, the space offers a clean and functional design with a modern feel.

DOUBLE GARAGE

The attached double garage is accessed via twin remote roller doors to the front, with ample off-road parking available to the fore. Providing generous and secure parking and storage space, the garage also benefits from rear access into the garden, offering excellent practicality and versatility for vehicles, workshop use, or additional storage.

STEP OUTSIDE

Situated at the end of a quiet cul-de-sac, this family home enjoys a peaceful and private setting. To the front, the property benefits from two parking spaces in front of the garage, along with an additional gravelled parking space and mature shrub-planted borders, creating an attractive and welcoming approach.

The enclosed rear garden is non-overlooked and predominantly laid to lawn, featuring well-stocked planted borders, mature trees, a patio seating area, and a pond, offering an ideal space for outdoor relaxation and entertaining. The garden is further enclosed with tall hedging and wooden fence panels, enhancing both privacy and seclusion.

FIXTURES AND FITTINGS

All built-in appliances and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

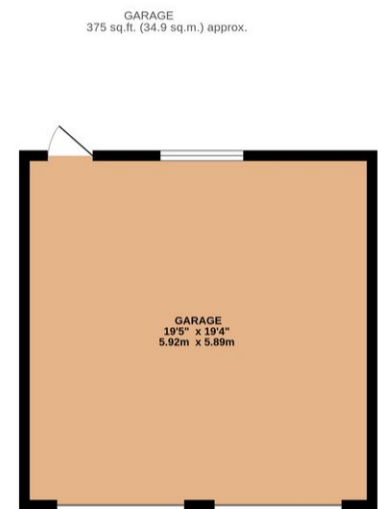
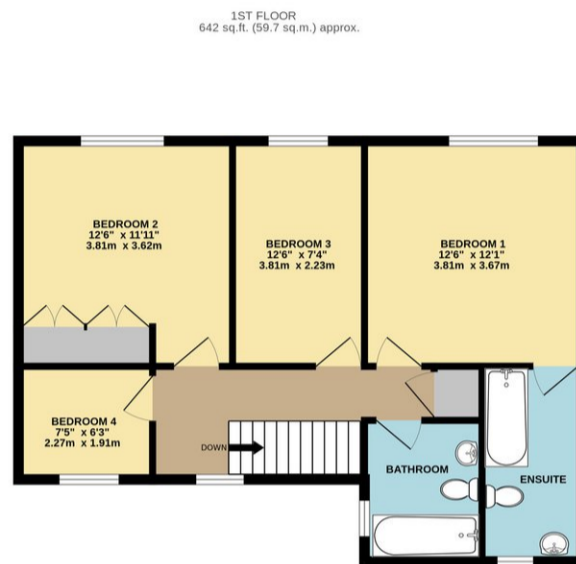
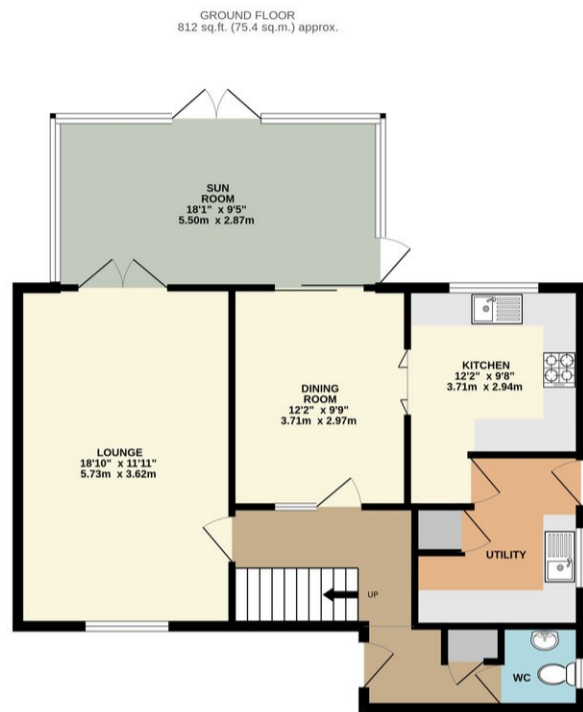
COUNCIL TAX

The Council Tax Band for this property is Band D as confirmed by North Lincolnshire Council.









TOTAL FLOOR AREA : 1830 sq.ft. (170.0 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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