



18 Scawby Road
Brigg, DN20 0AF
£450,000

Bella
properties

Presenting an exceptional opportunity to acquire a substantial detached house, superbly positioned on a generous plot on Scawby Road, Broughton. Ideally suited for growing or multigenerational families, this impressive property combines space, versatility, and modern comforts, all within easy reach of excellent public transport links and local amenities.

Internally, the property features three spacious reception rooms that offer flexibility for both family living and formal entertaining, natural light floods the large sun room that is perfect for entertaining, and the kitchen is thoughtfully designed and includes a dedicated utility room. Upstairs you will find four well-proportioned bedrooms, the master bedroom benefitting from an en-suite shower room and a walk-in wardrobe, while the remaining bedrooms are each complemented by built-in wardrobes, maximising storage. Externally, the property boasts a double garage and plenty of outdoor space to the front and rear.

This attractive family home seamlessly blends generous living space with practical amenities, all in a sought-after location convenient for schools, shops, and transport links to further afield. Arrange a viewing today to fully appreciate the scope and quality of this outstanding property!



Entrance Hall 17'0" x 12'8" (5.2 x 3.88)

Entrance to the property is via the front door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and opening leads to the living room and dining room. Internal doors lead to the W/C, study, kitchen and storage cupboard. Carpeted stairs lead to the first floor accommodation.

Living Room 19'11" x 11'11" (6.09 x 3.64)

Carpeted with coving to the ceiling, two central heating radiators, log burning stove set on brick surround, uPVC bay window faces to the front of the property and further uPVC window faces to the sun room.

Kitchen 9'10" x 20'8" (3.0 x 6.32)

Tiled flooring with central heating radiator, uPVC window faces to the rear of the property and further uPVC window faces to the sun room. Base height and wall mounted wooden units with countertops, tiled splashbacks, space for American style fridge/freezer, space for range cooker, overhead extractor fan and integrated sink and drainer.

Dining Room 9'10" x 11'11" (3.01 x 3.64)

Laminate flooring with coving to the ceiling, central heating radiator and uPVC French doors lead to the sun room.

Study 9'7" x 7'4" (2.94 x 2.25)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

Utility 8'3" x 7'10" (2.54 x 2.4)

Tiled flooring with central heating radiator and uPVC window faces to the front of the property. Base height and wall mounted units with wooden countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

W/C 4'7" x 4'0" (1.41 x 1.22)

A two piece suite consisting of toilet and sink. uPVC window faces to the front of the property.

Sun Room 32'8" x 17'7" (9.98 x 5.38)

A great entertaining space with vinyl effect tiled flooring, electric storage heaters, spotlights and uPVC windows and French doors to the rear garden.

Rear Porch 10'9" x 6'1" (3.28 x 1.86)

uPVC windows and French doors lead to the rear garden.

Landing

Carpeted with internal doors leading to the four bedrooms, storage cupboard and family bathroom. uPVC window faces to the front of the property.

Master Bedroom 11'9" x 19'11" (3.59 x 6.08)

Carpeted with central heating radiator and uPVC window faces to the rear of the property. Internal doors lead to the walk-in wardrobe and en-suite.

Walk-in Wardrobe 9'2" x 8'6" (2.81 x 2.61)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the rear of the property.

En-Suite 8'11" x 8'6" (2.73 x 2.61)

Vinyl effect tiled flooring with part tiled walls, heated towel rail and uPVC window faces to the front of the property. A three piece suite consisting of shower cubicle, sink and toilet.

Bedroom Two 11'11" x 9'10" (3.64 x 3.0)

Carpeted with central heating radiator, built in wardrobe and uPVC window faces to the rear of the property.

Bedroom Three 10'0" x 11'11" (3.05 x 3.65)

Carpeted with central heating radiator, built in wardrobe and uPVC window faces to the rear of the property.

Bedroom Four 12'0" x 7'8" (3.66 x 2.35)

Carpeted with central heating radiator, built in wardrobe and uPVC window faces to the front of the property.

Bathroom 6'7" x 8'1" (2.01 x 2.48)

Tiled flooring with tiled walls, wall mounted television, central heating radiator and uPVC window faces to the front of the property. A four piece suite consisting of corner bath, corner shower cubicle, sink and toilet.

External

Set on a substantial plot, to the front of the property is a well presented lawned garden, with a gravelled driveway offering ample off street parking, which leads to the double garage and rear garden. The rear garden is generous in size and mainly laid to lawn with established shrubs and trees.

Disclaimer

The information displayed about this property comprises a

property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Total area: approx. 218.5 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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