



Kingfisher Close, Scawby Brook



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£220,000

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## Key Features

- POPULAR LOCATION
- 3 STOREY HOME
- DETACHED GARAGE
- 4 CAR PARKING
- 2nd FLOOR MASTER SUITE
- CONSERVATORY
- EPC RATING TBC
- FREEHOLD







## NO UPWARD CHAIN.

Situated in the ever popular Waters Edge development on the western approach to Brigg this end terrace, 3 storey home has the undoubted benefit of both 4 car parking and a detached garage. Ideal for relaxed family living the home includes a generous lounge linking to the enclosed rear gardens via a double glazed conservatory and a modern high gloss finished kitchen. The double bedrooms and 2 bathrooms are arranged over a further 2 floors and the master suite, with its double bedroom, dressing room and en suite shower, occupies the entirety of the 2nd floor. An excellent modern home suited to both easy family living and relaxed entertaining.

### ENTRANCE

A composite door opens to the hall with laminated flooring, radiator, cloaks cupboard and stair to the first floor.

### TOILET

Appointed with a suite in white and radiator.

### LOUNGE 5.24m x 3.92m (17'2" x 12'11")

(MAX MEASUREMENTS.) A southerly facing room ideal for informal socialising with space for a table, radiator and French doors to

### CONSERVATORY 3.04m x 3.03m (10'0" x 9'11")

Allowing access to the enclosed rear gardens and comprising of Pvcu double glazed panels over brick plinths.

### KITCHEN 3.92m x 1.9m (12'11" x 6'2")

Stylishly appointed with an excellent range of high and low contemporary grey faced units with contrasting quartz effect tops and including 1 1/2 bowl resin sink, slimline dishwasher, inset 4 burner gas hob with chimney style extractor over and oven under, space for an upright fridge/freezer, plumbing for an automatic washing machine and concealed gas fired combination boiler.

### LANDING

Radiator, spindle balustrade and stair to the 2nd floor.

### BEDROOM 2 3.36m x 3.37m (11'0" x 11'1")

(MINIMUM MEASUREMENTS) A forward facing double room with 2 windows, radiator and fitted wardrobes to one wall with sliding mirror doors.

### BEDROOM 3 3.97m x 3.55m (13'0" x 11'7")

A further rear facing double room with radiator.

### BATHROOM 1.93m x 1.9m (6'4" x 6'2")

Appointed with a suite in white to include a close coupled wc, vanity unit with inset basin and cupboards under, panelled bath with mixer shower, radiator and extractor fan.

### LANDING

### BEDROOM 1 3.97m x 3.96m (13'0" x 13'0")

A spacious forward facing room with built in hanging cupboard and 2 radiators. A rounded arch leads to

### DRESSING ROOM 3.18m x 1.93m (10'5" x 6'4")

Fitted with wardrobes and shelving to 2 walls, radiator and velux style window to the rear.

### EN SUITE

Appointed with a suite to include a glazed and panelled shower enclosure with mains fed shower, close coupled wc, vanity unit with inset basin, chrome towel radiator, extractor and velux style window to the rear.

### OUTSIDE

The property is front by an open plan garden and there is a 4 car side drive with EV charging point and detached brick and tile SINGLE GARAGE with up and over door. A high personnel gate opens to the rear where there is a side terrace leading to a newly established lawn with raised, sleeper flower bed.



### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

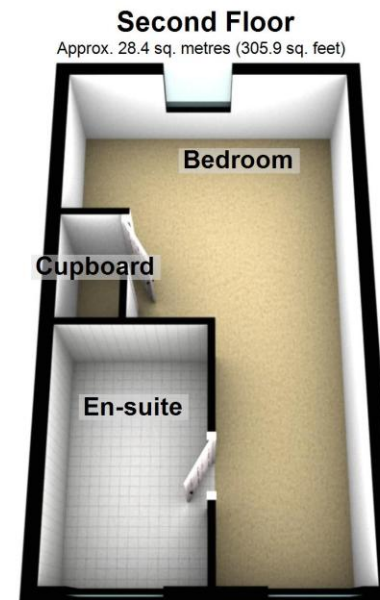
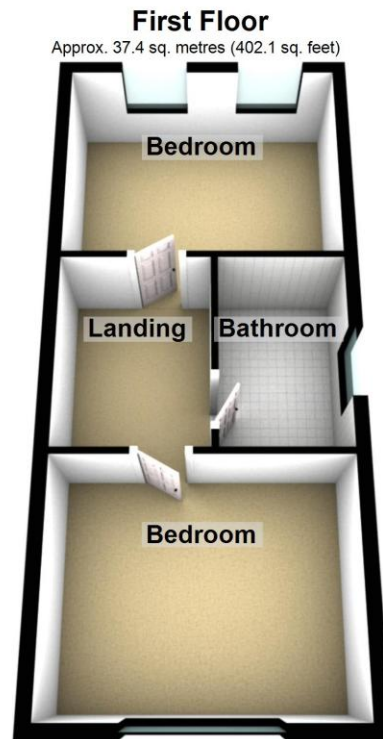
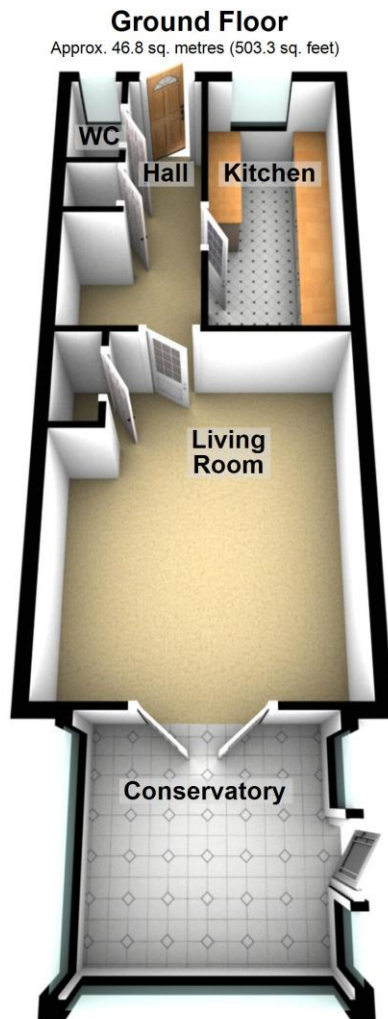
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







Total area: approx. 112.5 sq. metres (1211.4 sq. feet)

Address: 16 Kingfisher Close, Scawby Brook, BRIGG, DN20 9FN

RRN:

