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Price Guide

**£264,500**

EPC Rating: D

## 5 St Martins Road

Scawby, Brigg, North Lincolnshire DN20 9BG  
2 Bedroom Detached Bungalow



- ✓ A FINE TRADITIONAL DETACHED BUNGALOW
- ✓ 2 RECEPTION ROOMS
- ✓ SPACIOUS DINING KITCHEN AND BATHROOM
- ✓ 2 DOUBLE BEDROOMS
- ✓ PRIVATE ENCLOSED REAR GARDEN
- ✓ LARGELY EXTENDED AT THE REAR

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A largely extended traditional detached bungalow situated within a highly desirable location offering deceptively spacious accommodation comprises, central entrance hall, inner hallway front living room, large open plan oak fitted dining kitchen rear sitting room, 2 generous double bedrooms and a spacious bathroom. The front enjoys a mature garden with an adjoining double width block paved driveway allowing direct access to the attached double garage. The rear garden enjoys excellent privacy being principally lawned with a flagged patio and access into a useful workshop.

## CENTRAL ENTRANCE HALLWAY

Enjoys front uPVC double glazed entrance door with inset arched top patterned leaded window, wall to ceiling coving, two single wall light points, loft access and wall mounted programmer thermostat for the central heating.

## REAR SITTING ROOM

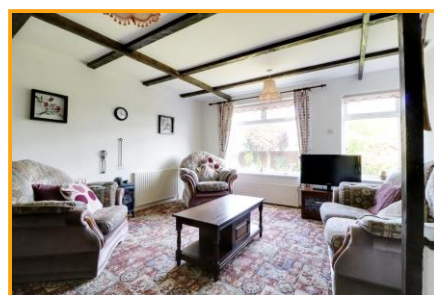
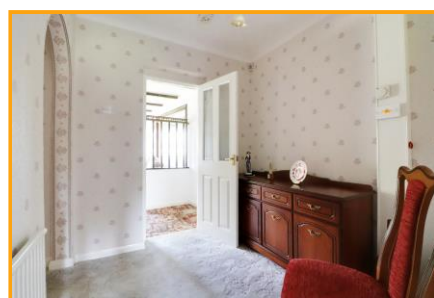
Measures approx. 4.39m x 4.27m (14' 5" x 14' 0"). Enjoys two rear uPVC double glazed windows, beam effect ceiling, large internal window looks through to the dining kitchen and internal panelled door leads through to;

## DINING KITCHEN

Measures approx. 3.5m x 6.78m (11' 6" x 22' 3"). Enjoys a dual aspect with side and rear uPVC double glazed windows, matching entrance door with patterned glazing allowing access to the rear garden and wall to ceiling coving. The kitchen enjoys an extensive range of golden oak matching low level units, drawer units and wall units with a number of glazed wall display units with internal glass shelving, a complementary patterned rolled edge working top surface with tiled splash back, a single sink unit with drainer to the side and block mixer tap, a built in four ring gas hob with overhead extractor, eye level oven and microwave and a glazed door leads through to;

## FRONT LIVING ROOM

Measures approx. 4.08m x 4.48m (13' 5" x 14' 8"). Enjoys a dual aspect with front and side uPVC double glazed windows, attractive electric fireplace with marbled backing hearth and a decorative wooden surround and projecting mantle and wall to ceiling coving.



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## REAR DOUBLE BEDROOM 1

Measures approx. 4.26m x 3.56m (14' 0" x 11' 8"). Enjoys aluminum framed double glazed rear window and wall to ceiling coving.

## FRONT DOUBLE BEDROOM 2

Measures approx. 3.02m x 3.03m (9' 11" x 9' 11"). Enjoys a front uPVC double glazed window and wall to ceiling coving.

## BATHROOM

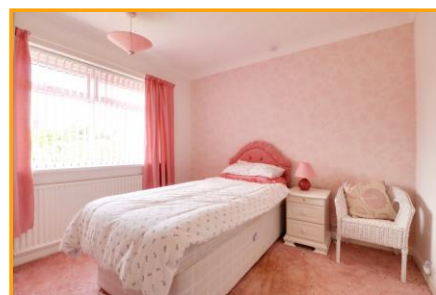
Measures approx. 3m x 2.47m (9' 10" x 8' 1"). Enjoys a three piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with shower attachment, glazed screen, cushioned flooring, part tiling to walls, two single wall light points, wall to ceiling coving, inset ceiling spotlights and extractor.

## GROUND

The front of the property has a manageable lawned garden with well stocked colourful shrub borders behind a brick boundary wall with vehicle access onto a double width block driveway providing parking and direct access to the double garage. The rear garden enjoys an excellent degree of privacy being fully enclosed and principally lawned with well stocked shrub borders and a flagged seating area and enjoys a personal door the garage.

## OUTBUILDINGS

The property enjoys the benefit of an attached double garage measuring approx. 4.18m x 6.87m (13' 9" x 22' 6") with electric remote operated roller front door, side twin uPVC windows with patterned glazing, internal power and lighting, inspection pit, houses a wall mounted Worcester condensing central heating boiler and an internal door leads through to a useful workshop measuring 6.71m x 2.47m (22' 0" x 8' 1") maximum enjoying a side uPVC personal door with adjoining window allowing access from the rear garden, further matching rear window, benefitting from internal power and lighting and fitted units.



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## SERVICES

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

## CENTRAL HEATING

The property has a gas fired central heating system to radiators.

## DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

## \*\* IMPORTANT \*\*

## PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

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