



**145 Scawby Road,
Scawby Brook,
Lincolnshire, DN20 9JX**

Asking Price: £350,000

EPC: C (71)
Council Tax - E

Accommodation Summary:

- AN EXECUTIVE DETACHED FAMILY HOME
- PRIVATE SOUTH FACING REAR GARDEN
 - 4 RECEPTION ROOMS
- SPACIOUS DINING KITCHEN & UTILITY ROOM
- 4 BEDROOMS WITH A MASTER EN-SUITE
 - MAIN FAMILY SHOWER ROOM
 - DOUBLE GARAGE
- CLOSE PROXIMITY TO THE MARKET TOWN OF BRIGG



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Description:

An executive detached family home offering well-presented and deceptively spacious accommodation. The accommodation comprises a central reception hallway, a useful study, a formal dining room, a large main living room leading to a rear conservatory, modern fitted dining kitchen with a matching utility room, a rear entrance and cloakroom. The first floor provides a central landing leading to a modern family shower room, 4 bedrooms with a master en-suite bathroom. The front provides excellent levels of parking via a hardstanding driveway with an adjoining pebbled area allowing further parking with access to an attached double garage. The rear garden benefits from a southerly aspect offering excellent privacy being principally lawned with a large seating area.

Rooms:

Central Reception Hallway

5'10" x 14'9" (1.78m x 4.5m). Front uPVC double glazed entrance door with patterned glazing and adjoining side light, laminate flooring, staircase leading to the first floor accommodation, built-in under the stairs storage cupboard and wall to ceiling coving.

Study

8'11" x 8'8" (2.72m x 2.64m). Front uPVC double glazed and leaded window, dado railing and wall to ceiling coving.

Formal Dining Room

11'9" x 10'3" (3.58m x 3.12m). Front uPVC double glazed and leaded window and wall to ceiling coving.

Spacious Fitted Dining Kitchen

15'1" x 18'4" (4.6m x 5.6m). Two rear uPVC double glazed and leaded windows. The kitchen enjoys an extensive range of bevelled edge wooden style furniture with curved pull handles enjoying a complementary patterned working edge with tiled splash backs incorporating a single sink unit with chrome block mixer tap and side drainer, built-in four ring gas hob with oven beneath and overhead canopied extractor fan, tiled flooring, wall to ceiling coving and doors through to;

Rear Entrance

3'10" x 9'2" (1.17m x 2.8m). Has rear wood grain effect uPVC double glazed entrance door with patterned leaded glazing, tiled flooring, wall to ceiling coving and doors through to;



Cloakroom

3'11" x 4'10" (1.2m x 1.47m). Rear uPVC double glazed window with patterned leaded glazing, low flush WC and matching pedestal wash hand basin, part tiling to walls and wall to ceiling coving.

Utility Room

6'11" x 9'1" (2.1m x 2.77m). With rear uPVC double glazed and leaded window, fitted storage cabinets to match the kitchen with a patterned worktop incorporating a single sink unit with drainer to the side and block mixer tap, plumbing for appliances, tiled flooring and wall to ceiling coving.

Spacious Living Room

11'10" x 20'8" (3.6m x 6.3m). Side uPVC double glazed and leaded window with patterned glazing, Tv point, wall to ceiling coving and internal sliding patio door lead through to;

Rear Conservatory

18'1" x 13'7" (5.5m x 4.14m). With dwarf walling with rear and side wood grain effect uPVC double glazed windows, side entrance door, wooden style tiled flooring, hipped and pitched roof with inset ceiling spotlights and multi fuel cast iron stove.

First Floor Central Landing

5'11" x 19'8" (1.8m x 6m). Rear woodgrain effect uPVC double glazed and leaded window, open spell balustrading, dado railing wall to ceiling coving and doors through to;

Front Double Bedroom 1

11'10" x 19'4" (3.6m x 5.9m). Front uPVC double glazed and leaded window, fully fitted bank of wardrobes to one wall, wall to ceiling coving, ceiling rose and doors through to;

En-Suite Bathroom

5'11" x 7'6" (1.8m x 2.29m). Front wood grain effect uPVC double glazed and leaded window with patterned glazing providing a three piece suite in white comprising a low flush WC, pedestal wash hand basin, corner fitted panelled bath with moulded seat and tiled splash back, cushioned flooring and wall to ceiling coving.



Rear Double Bedroom 2

11'10" x 11'10" (3.6m x 3.6m). Rear uPVC double glazed and leaded window, fitted wardrobes, wall to ceiling coving and ceiling light with fan.

Front Double Bedroom 3

8'10" x 11'5" (2.7m x 3.48m). Front uPVC double glazed and leaded window, wall to ceiling coving and built-in wardrobe.

Rear Bedroom 4

8'10" x 7'6" (2.7m x 2.29m). Rear uPVC double glazed and leaded window, wall to ceiling coving and corner fitted wardrobes.

Shower Room

8'10" x 7'10" (2.7m x 2.4m). Side uPVC double glazed window with patterned leaded glazing, providing a suite in white comprising a low flush WC, pedestal wash hand basin, walk-in double shower with side screen, mains shower, tiled flooring and fully tiled walls.

Grounds

To the front the property sits behind a brick boundary wall with shingle laid low maintenance garden which provides additional parking with adjoining concrete laid driveway that allows direct access to the double garage. There are planted borders and side pedestrian access with gate leading to the rear. The rear garden benefits from a southerly aspect with open rear views with the garden itself coming principally lawned with mature borders and a flagged seating area.

Outbuildings

15'7" x 19'8" (4.75m x 6m). The property benefits from an integral double garage with electric remote operated roller front door, internal power and lighting and a boarded loft with drop down ladder providing storage.

Double Glazing

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

Central Heating

There is a gas fired central heating system to radiators.

