



**47 Messingham Lane,
Scawby, Brigg,
Lincolnshire, DN20 9BA**

Asking Price: £315,000

EPC: To be confirmed (0)

Council Tax - D

Accommodation Summary:

- TRADITIONAL DETACHED DORMER STYLE HOUSE
 - NO UPWARD CHAIN
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
 - 3 SIZEABLE BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE DINING ROOM
- HIGH QUALITY FITTED KITCHEN WITH BREAKFAST ISLAND
 - MAIN FAMILY BATHROOM
- PRIVATE SOUTH FACING REAR GARDEN
 - LARGE DRIVEWAY & GARAGE



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

Description:

A fine traditional dormer style home, positioned within one of the areas finest locations, allowing easy access to a range of village amenities whilst having excellent transport links. The property has been fully improved throughout to a high standard by the current owners, creating superbly presented accommodation that must be viewed to fully appreciate. The ground floor briefly comprises a front entrance hallway, cloakroom, a spacious L shaped open plan living dining room with bi-folding doors leading out to the rear patio excellent for entertaining, two feature multi burning stoves and a stylish high quality fitted kitchen with integral appliances, quartz working tops and matching breakfast bar. The first floor provides a central landing leading off the three sizeable bedrooms served by a main family bathroom and separate WC. The property is approached via a large gravelled driveway allowing ample off street parking for multiple vehicles and direct access to the integral single garage. Secure side gated access leads to a fully enclosed south facing lawned garden which consists of planted borders, block laid patio seating area and a matching pathway that wraps around the home to a handy storage shed.

Rooms:

Central Entrance Hallway

9' x 11'6" (2.74m x 3.5m). With a dog legged staircase leading to the first floor accommodation, a circular front hardwood glazed window with adjoining attractive composite entrance door with inset patterned glazing, picture railing, stylish oak engineered stripped flooring and an internal door allows access to;



Cloakroom

Has a white low flush WC and a wall mounted wash hand basin with tiled splash back and vinyl flooring.

Lounge

11'10" x 14'6" (3.6m x 4.42m). With a front uPVC double glazed window, two side twin circular double glazed window and a feature open recess fireplace with oak beam and marbled hearth with a multi burning stove.

Superb Open Plan Dining

8'8" x 29'2" (2.64m x 8.9m). With continuation of oak engineered flooring, treble bi-folding doors allowing access to the patio area, wall to ceiling coving, further open recessed fireplace with quarry tiled hearth with a multi burning stove and TV input.

Stylish High Quality Kitchen

10'2" x 12'11" (3.1m x 3.94m). With a rear uPVC double glazed window and a further sliding uPVC double glazed door allowing access to the rear garden. The kitchen includes a range of light shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a quartz working top surfaces with matching uprising and matching window ledge with an inset Belfast sink bowl unit with block mixer tap and drainer to the side, plumbing for a dishwasher and washing machine, built-in Samsung twin oven with grill and overhead microwave, four ring Samsung gas hob with overhead canopied extractor fan with downlighting, a wall mounted modern vertical single radiator in gun metal grey, modern inset ceiling spotlights, continuation of oak engineered flooring and a fantastic separate breakfast bar area with quartz working top having low level shaker style units and wine storage.

First Floor Landing

Includes a front uPVC double glazed window, loft access, built-in storage cupboard and internal doors allowing access off to;



Master Bedroom 1

11'2" x 12'6" (3.4m x 3.8m). With a front uPVC double glazed window, TV input and a spacious built-in storage cupboard.

Front Double Bedroom 2

10'11" x 11'6" (3.33m x 3.5m). Benefitting from a dual aspect with front and side uPVC double glazed windows and TV input.

Rear Double Bedroom 3

7'2" x 11'6" (2.18m x 3.5m). With a rear uPVC double glazed window.

Family Bathroom

8' x 7'1" (2.44m x 2.16m). With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising of a panelled bath with overhead shower with glazed screen, an oval wash hand basin with gloss storage units beneath, attractive vinyl flooring, inset ceiling spotlights and wall mounted chrome towel heater.

Separate WC

3'10" x 5'10" (1.17m x 1.78m). With a rear uPVC double glazed window with frosted glazing and a two piece suite in white comprising a low flush WC and a pedestal wash hand basin with tiled splash back and further vinyl flooring.

Grounds

To the front of the property enjoys a spacious gravelled driveway which provides ample off street parking for multiple vehicles with dwarf bricked boundary walling with barked planted borders, direct access leads to the integral single garage. A secure side gated access leads to a private well kept lawned garden which wraps around having further planted borders, surrounding secure fencing with a block paved patio seating area and a useful timber storage shed.

Garage

8'3" x 16'9" (2.51m x 5.1m). With a modern Worcester gas combi boiler, a side uPVC double glazed window and twin uPVC doors.

