



**18 St. Martins  
Crescent, Scawby,  
Lincolnshire, DN20 9BQ**

Asking Price: £395,000

EPC: C (70)  
Council Tax - E  
To be advised



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



### Accommodation Summary:

- A FINE TRADITIONAL DETACHED HOUSE
  - NO UPWARD CHAIN
- A HIGHLY DESIRABLE VILLAGE LOCATION
  - LARGE PRIVATE GARDENS
  - VERSATILE LIVING SPACE
  - ATTRACTIVE FITTED KITCHEN
- 4/5 BEDROOMS WITH A MASTER EN-SUITE
  - MODERN FAMILY BATHROOM

### Description:

A substantial traditional detached family home located within a rarely available village setting offering largely extended accommodation that would be ideal for a family or professional couple. The extremely versatile accommodation comes well-arranged over 2 floors comprising, ground floor central reception hallway, spacious living room with a number of seating areas and a formal dining area, large rear conservatory, attractive fitted kitchen, side entrance hallway and cloakroom. The first floor has a central landing leading to a modern family bathroom and 5 bedrooms with an en-suite shower room to the master. The property sits behind a brick boundary wall with vehicle access leading to a substantial driveway enjoying direct access to the integral garage. The rear garden is of an excellent size being principally lawned with a large seating area.

### Rooms:

#### Central Reception Hallway

16'5" x 10'8" (5m x 3.25m). Front woodgrain effect uPVC double glazed entrance door with patterned glazing with adjoining front uPVC double glazed windows, return open thread staircase leads to the first floor accommodation, inset ceiling spotlights and built-in storage cupboard.

#### Living Room

11'11" x 18'5" (3.63m x 5.61m). Front uPVC double glazed window, brick built fireplace with wall mounted modern electric fire with projecting tiled hearth with opening to;

#### Sitting/Dining Area

7'5" x 7' (2.26m x 2.13m).





### **Conservatory**

19'8" x 9'10" (6m x 3m). Being of uPVC construction with rear French doors leading to the garden and a polycarbonate sloped ceiling.

### **Modern Fitted Kitchen**

7'10" x 16'4" (2.4m x 4.98m). With a rear uPVC double glazed window. The kitchen is generously fitted with shaker style furniture with brushed aluminium style pull handles with a complementary butcher block worktop incorporates a one and a half bowl ceramic sink unit with drainer to the side and block mixer tap, built-in electric hob with overhead stainless steel canopied extractor and eye level oven and microwave, tiling to walls and internal panel and glazed door leads through to;



### **Side Entrance**

Side uPVC double glazed window with patterned glazing and doors through to the garage and cloakroom.

### **Cloakroom**

5'9" x 5'6" (1.75m x 1.68m). Rear uPVC double glazed window with patterned glazing, two piece suite comprising a low flush WC and pedestal wash hand basin, wall mounted Valliant gas central heating boiler and tiled flooring.



### **First Floor Landing**

16'5" x 8'2" (5m x 2.5m). With continuation of open spell balustrading, inset ceiling spotlights, loft access, built-in airing cupboard with cylinder tank and shelving with a wall mounted thermostat and doors through to;



### **Master Bedroom 1**

11'7" x 15'5" (3.53m x 4.7m). Rear uPVC double glazed window, fitted wardrobe with fitted fronts and doors through to;

### **En-Suite Shower Room**

7'6" x 3'10" (2.29m x 1.17m). Provides a three piece suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with electric shower and glazed screen, tiled walls and fitted towel rail.

### **Rear Double Bedroom 2**

17'10" x 13'1" (5.44m x 4m). Rear twin uPVC double glazed windows, fitted vanity unit with a patterned top incorporating a wash hand basin and built-in wardrobes with sliding doors.





### Front Double Bedroom 3

9'1" x 17'8" (2.77m x 5.38m). Front uPVC double glazed window, feature vaulted ceiling with four Velux roof lights with fitted blinds and vanity unit with wash hand basin.

### Front Bedroom 4

11'11" x 6'6" (3.63m x 1.98m). Front uPVC double glazed window and wall to ceiling coving.

### Bedroom 5 / Study

16'5" x 4'5" (5m x 1.35m). With three front uPVC double glazed windows.



### Stylish Family Bathroom

7'5" x 13'11" (2.26m x 4.24m). With a rear uPVC double glazed window with patterned glazing providing a modern four piece suite in white comprising a broad panelled bath, close couple low flush WC, matching wash hand basin set within a patterned top with storage beneath, walk-in double shower cubicle with mains shower and glazed screen, fully tiled walls with mosaic boarding and fitted chrome towel rail.



### Outbuildings

8'7" x 18'3" (2.62m x 5.56m). The property benefits from an integral single garage and timber workshop/store shed within the garden.

### Grounds

The property benefits from large mature plot with the front being principally lawned behind a brick boundary wall with double opening swan necked gates leading onto a substantial block paved driveway allowing extensive parking for numerous vehicles and leading directly to the integral garage. Access to either side leads to a large private garden being principally laid to lawn with a block paved seating area and perimeter pathway with adjoining borders surrounding the boundary.



### Double Glazing

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

### Central Heating

There is a modern gas fired central heating system to radiators.

