



**7 Rivermeadow,  
Scawby Brook, Brigg,  
Lincolnshire, DN20 9JW**

Asking Price: £250,000

EPC: To be confirmed (0)

Council Tax - C

To be advised



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



## Accommodation Summary:

- TRADITIONAL DETACHED BUNGALOW
  - NO UPWARD CHAIN
  - QUIET CUL-DE-SAC LOCATION
    - MAIN LOUNGE & REAR CONSERVATORY
  - FITTED KITCHEN DINER
    - 2 BEDROOMS
    - WET ROOM & WC
- GENEROUS PRIVATE REAR GARDEN
  - DRIVEWAY & GARAGING

## Description:

A highly desirable traditional detached bungalow, quietly positioned in a sought after cul-de-sac location in Scawby Brook. The well maintained and proportioned accommodation thought ideal for a couple looking to downsize briefly comprises a central entrance hallway, a fine main front living room, spacious fitted kitchen diner, a wrap around conservatory, 2 bedrooms served by a wet room with separate W.C. The loft has been separated into two separate rooms allowing scope for an official conversion. Occupying a generous lawned garden with driveway to the front leading to an extended garage/store.

## Rooms:

### Front Entrance Hallway

Includes a front uPVC double glazed entrance door with frosted glazing, wall to ceiling coving, loft access to a spacious loft room, built-in cloaks cupboard and internal doors allows access off to;



## Main Living Room

11'3" x 16'1" (3.43m x 4.9m). With a front bow uPVC double glazed window, wall to ceiling coving, TV input and a feature gas coal effect fireplace with decorative surround, mantel and hearth.



## Spacious Kitchen Diner

10'10" x 18'1" (3.3m x 5.5m). With a rear uPVC double glazed window, a side uPVC door leads through the wrap around conservatory/porch area, and a further door allows access through to a storage pantry. The kitchen includes a range of pine low level units, drawer units and wall units with rounded pull handles and glazed fronts to the wall units with a patterned working top surface incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side, fully tiled splash backs, built-in four ring gas hob with integrated extractor fan with adjoining Belling electric oven and grill, space for a tall fridge freezer, laminate flooring, ceiling spotlights and floor to ceiling coving.



## Spacious Rear Conservatory

10'7" x 21'9" (3.23m x 6.63m). With a polycarbonate hipped and pitched roof, dwarf bricked walling, rear doors allowing access to the garden and a front uPVC double glazed door allows access to the side and front of the bungalow.



## Front Double Bedroom 1

12'6" x 10'6" (3.8m x 3.2m). With a front uPVC double glazed window with leaded patterned glazing, wall to ceiling coving and a range of fitted bedroom furniture





## Rear Bedroom 2

8'2" x 10'11" (2.5m x 3.33m). With a rear uPVC double glazed window and a range of bedroom furniture with matching dressing area and drawers.

## Wet Room

4'7" x 9'1" (1.4m x 2.77m). With a side uPVC double glazed window with frosted glazing with leaded glazing, fully tiled walls, a pedestal wash hand basin and a spacious shower enclosure area, built-in storage cupboard with inset shelving and non slip flooring.

## Separate Toilet

5'11" x 4'4" (1.8m x 1.32m). With a side double glazed window with frosted glazing and two piece suite comprising a low flush WC and an oval wash hand basin with pine storage units beneath with matching drawers and a patterned working top with tiled splash backs, partly tiled walls, cushioned flooring and a wall mounted newly fitted Ideal Logic combi boiler.

## Grounds

To the rear of the property provides a generous private mature lawned garden with block paved patio seating area with adjoining gravelled borders with planted shrubs and a variety of trees, a block paved pathway allows access to the front. The front of the property provides off street parking via a block paved driveway and direct access to the single garage.

