



**8 Mallard Way, Scawby
Brook, Brigg,
Lincolnshire, DN20 9FP**

Asking Price: £170,000

EPC: C (77)
Council Tax - C
To be advised



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

Accommodation Summary:

- A MODERN END TERRACE HOUSE
- ACCOMMODATION OVER 3 FLOORS
 - PRIVATE SOUTH FACING REAR GARDEN
- SPACIOUS REAR LIVING ROOM
 - QUIET CUL-DE-SAC POSITION
- WALKING DISTANCE TO THE TOWN CENTRE

Description:

A deceptively spacious modern end town house located within walking distance to the town centre offering well presented accommodation arranged over 3 floors. Thought ideal for a couple or family with an internal inspection essential to fully appreciate. The accommodation comprises, front reception hallway, cloakroom, fitted kitchen and a large rear living room. The first floor provides 2 initial bedrooms with an en-suite shower room and main family bathroom. The second floor provides a large master bedroom. Parking is available to the front with side access leading to a private south facing rear garden.

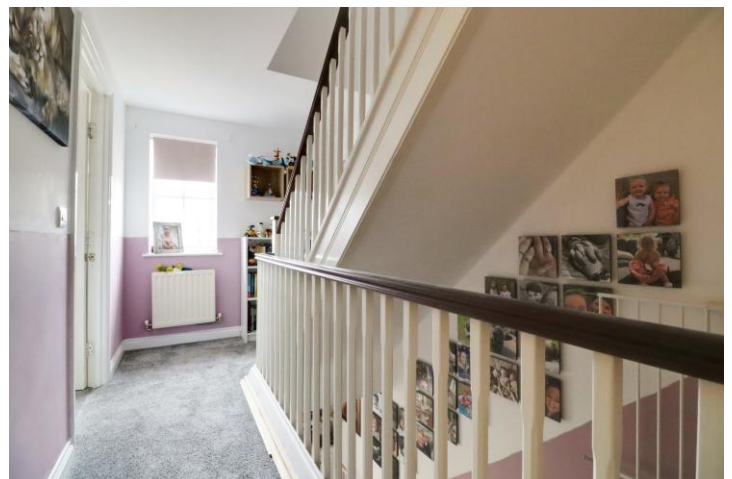
Rooms:

Reception Entrance Hallway

7' x 13'6" (2.13m x 4.11m). Front composite entrance door with patterned leaded glazing, staircase leads to the first floor accommodation with open spell balustrading, squared newel post and contrasting handrail, under the stairs storage, laminate flooring and doors to;

Cloakroom

8' x 3'3" (2.44m x 1m). Enjoys a close couple low flush WC with storage above, pedestal wash hand basin, tiled splash back and tiled effect flooring.



Kitchen

8' x 9'10" (2.44m x 3m). Front uPVC double glazed window. The kitchen enjoys an extensive range of matching light wooden style furniture with a complementary patterned worktop incorporate a single stainless steel sink unit with drainer to the side and block mixer tap, four ring gas hob with oven beneath and overhead and canopied extractor fan and space and plumbing for appliances.

Rear Living Room

15'4" x 13' (4.67m x 3.96m). With rear uPVC double glazed window, matching French doors allowing access to the garden, laminate flooring and TV point.

First Floor Landing

6'9" x 16'2" (2.06m x 4.93m). Enjoying a dual aspect with front and side uPVC double glazed window, continuation of open spell balustrading with contrasting handrail and staircase leading to the second floor, built-in airing cupboard with cylinder tank and doors off to;

Rear Double Bedroom 2

15'4" x 10'4" (4.67m x 3.15m). With twin rear uPVC double glazed windows and doors to;

En-Suite Shower Room

7'1" x 5'2" (2.16m x 1.57m). Provides a modern suite in white comprising a close couple low flush WC with adjoining vanity wash hand basin with tiled splash backs, walk-in shower with mains shower and glazed screen and tiled effect flooring.



Front Bedroom 3

8'3" x 9'4" (2.51m x 2.84m). Front uPVC double glazed window.

Family Bathroom

7'1" x 6'7" (2.16m x 2m). Modern suite in white comprising a close couple low flush WC adjoining vanity wash hand basin with tiled splash back, panelled bath with tiled surround and tiled effect flooring.

Second Floor Landing

Side uPVC double glazed window and doors through to;

Master Bedroom 1

11'7" x 19' (3.53m x 5.8m). Two front double Velux roof lights with blinds, loft access and large storage cupboard.

Grounds

To the front the property enjoys a tarmac laid driveway with grass and pebble border with flagged pathway leading to the entrance. The rear is fully enclosed and enjoys a southerly aspect having a flagged seating area and lawned garden.

Double Glazing

Full uPVC double glazed windows and doors with the exception of the front door being composite and the Velux roof lights being timber framed.

Central Heating

Modern gas fired central heating system to radiators.



Total area: approx. 108.9 sq. metres (1172.3 sq. feet)