



13 Willow Grove, SCAWBY, DN20 9DA

£259,950



- Desirable Location
- Well Presented Inside and Out
- Separate Utility Room
- uPVC Double Glazing
- Garage
- Corner Plot
- Modern Kitchen
- 2/3 Bedrooms
- Gas Central Heating

Bell Watson are delighted to marketed this beautifully presented detached bungalow located in the desirable village of Scawby. The property briefly comprises entrance hallway, lounge, kitchen, utility room, separate cloak room, two double bedrooms, separate sitting room (original 3rd bedroom) and bathroom. Situated on a corner plot the property enjoys surrounding gardens, off road parking and garage.



LOCATION

Scawby is a highly regarded village conveniently located to allow commuting to all the major employment areas in the region with amenities including well respected primary school, local Co-op store, public house and Church. The popular market town Brigg is 2 miles distant and provides further amenities with Doctors surgeries, Dentists, supermarkets, restaurants and a great selection of local shops and public houses.

ACCOMMODATION

Well maintained and presented, arranged over the ground floor.

HALLWAY 4.01m (13' 2") x 1.13m (3' 8")

Enter the property via the uPVC double glazed front door into a central hallway having a pendant light and coving to the ceiling, a central heating radiator and wood effect cushion flooring.

LOUNGE 5.31m (17' 5") x 3.78m (12' 5")

A large dual aspect lounge with ample space for a dining area enjoys a four sectional uPVC bow double glazed window to the front aspect as well as a uPVC double glazed window to the side. There is an electric fire with decorative surround, light fitting and coving to the ceiling, a central heating radiator, carpet and wood effect vinyl to the floor.

KITCHEN 4.15m (13' 7") x 2.56m (8' 5")

A well appointed high gloss kitchen provides a range of wall and base units fitted with complementary worktops having tiled splash backs, a composite 1 1/2 bowl sink with chrome mixer tap, an integrated fridge freezer, an electric double oven and induction hob with extractor over. There is a uPVC double glazed window to the side aspect, coving and spotlights to the ceiling, a central heating radiator and tiled laminate flooring.

UTILITY ROOM 1.81m (5' 11") x 1.61m (5' 3")

With wall mounted unit, plumbing for a dishwasher, a uPVC double glazed external door to the garden, light fitting to the ceiling, a central heating radiator and wood effect cushion flooring. The Worcester combination boiler is located here.

CLOAK ROOM 1.80m (5' 11") x 1.42m (4' 8")

Providing a close coupled WC, plumbing for a washing machine, wall lighting, a uPVC obscure double glazed window to the rear garden, a central heating radiator and cushion flooring.

BEDROOM ONE 4.64m (15' 3") x 3.63m (11' 11")

Fitted with a range of bedroom furniture, two pendant lights and coving to the ceiling, a uPVC double glazed window to the front aspect, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.03m (9' 11") x 3.01m (9' 11")

With uPVC double glazed window to the front aspect, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

SITTING ROOM/BEDROOM THREE 3.56m (11' 8") x 3.01m (9' 11")

Originally a third bedroom and can easily be converted back as such by reinstating the stud wall. Having a pendant light, loft access and coving to the ceiling, a central heating radiator, uPVC double glazed french doors to the rear garden and cushion flooring.

BATHROOM 2.71m (8' 11") x 2.05m (6' 9")

A 4 piece suite providing a bath with tiled surround, a vanity unit incorporating a WC, wash basin and storage and shower enclosure fitted with mains shower. There is a uPVC obscure double glazed window to the rear aspect, spotlights to the ceiling, a central heating radiator and cushion flooring.

OUTSIDE

The bungalow enjoys well maintained and mature surrounding gardens enclosed via hedging and fencing. The front of the property provides a block paved driveway and access to a single garage with electricity. There is a block paved patio area to the side along with a lawn and edged flower beds. The rear garden is a private sitting area with slabbed patio, lawn and gravel borders. Here you will also find a timber summer house. There is an outside water tap and lighting.

FIXTURES AND FITTINGS

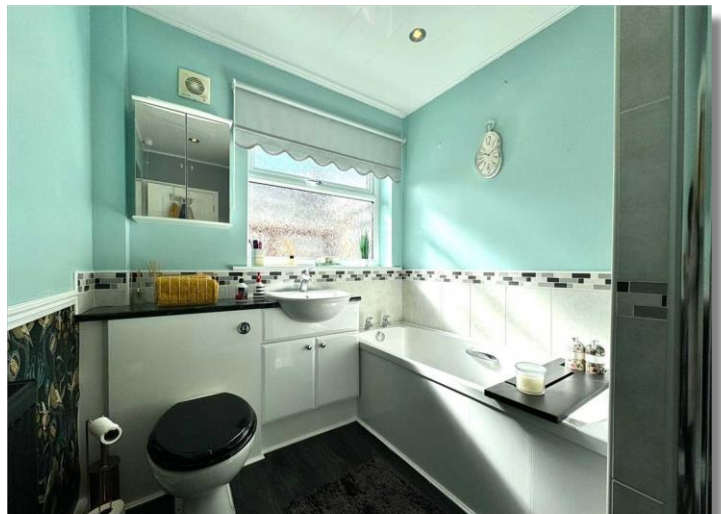
All integrated appliances, light fittings, floor coverings and fixed blinds are to be included within the sale of the property.

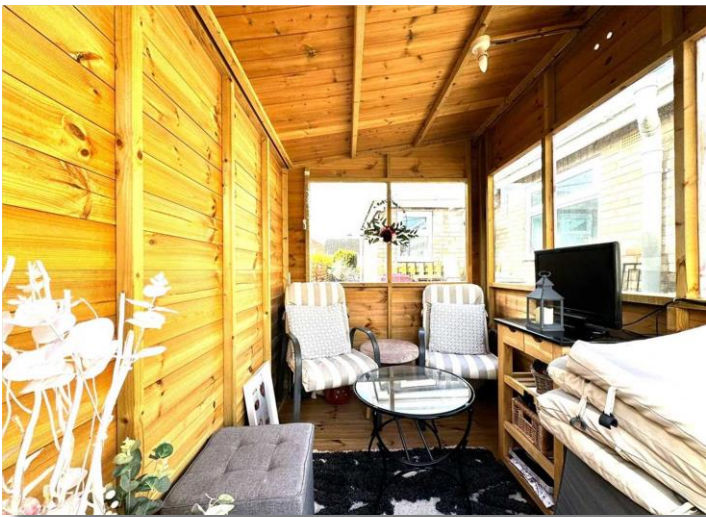
SERVICES (not tested)

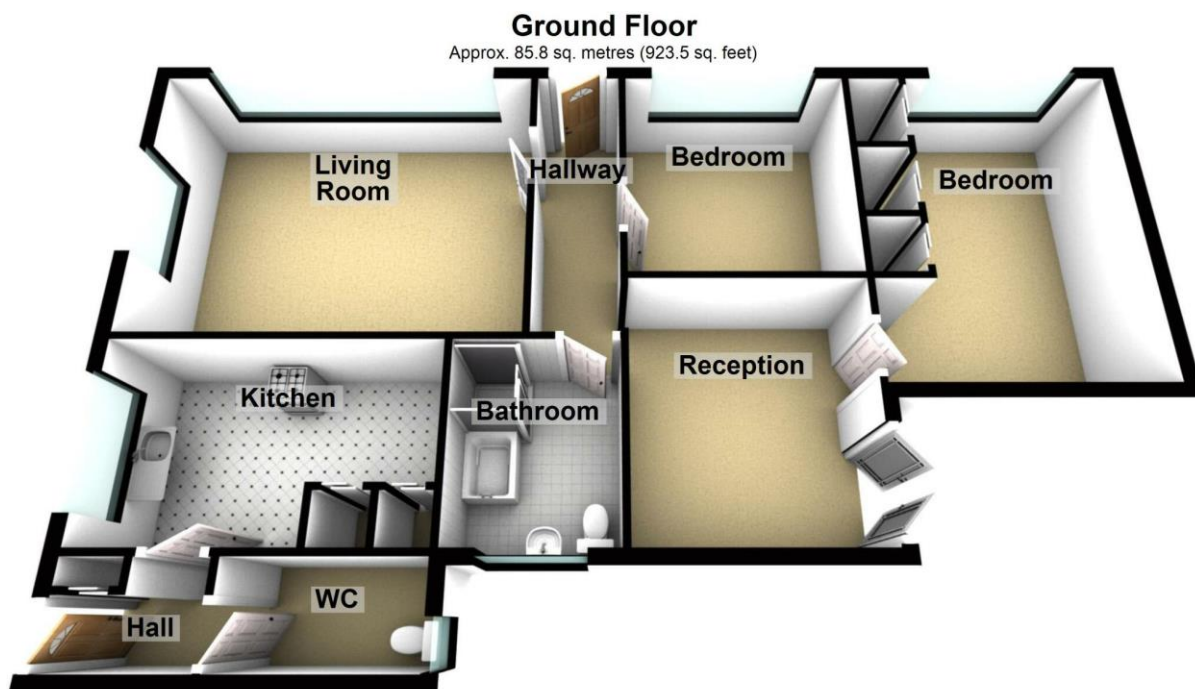
Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band C as confirmed by North Lincolnshire Council.







Total area: approx. 85.8 sq. metres (923.5 sq. feet)

PROPERTY MISDESCRIPTION

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