



53 West Street, Scawby, SCAWBY, DN20 9AP

New £325,000



- Beautifully Renovated to a High Standard
- Stylish Bathroom
- Three Bedrooms
- Off-Road Parking
- Well-Maintained Gardens
- Modern Kitchen
- Two Reception Rooms
- En-suite Shower Room
- Detached Garage
- Council Tax Band D

Bell Watson are thrilled to market this renovated to a high standard and well-presented throughout detached family home in the well-regarded location of Scawby. The property briefly comprises entrance hall, two reception room, modern breakfasting kitchen, separate utility room and stylish family bathroom to the ground floor. The first floor provides three double bedrooms with the master benefiting from an en-suite shower room. Outside you will find front and rear gardens, ample off-road parking and a detached garage. Must be viewed!



## **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**

Beautifully renovated and presented throughout and arranged over two floors.

## **HALLWAY**

Enter the property via the uPVC double glazed front door into the hallway having a light fitting and coving to the ceiling, a central heating radiator, an understairs store cupboard, a uPVC double glazed window to the side aspect and carpeted flooring.

## **MAIN RECEPTION ROOM 5.00m (16' 5") x 4.01m (13' 2")**

The main feature of this reception room is the dual fuel cast iron burner set upon a tiled hearth. There are two light fittings and coving to the ceiling. Two uPVC double glazed windows to the side a rear aspect fitted with digital smart blinds, a central heating radiator and carpeted flooring.

## **DINING ROOM 4.01m (13' 2") x 3.40m (11' 2")**

Enjoying an ornate feature fireplace, coving to the ceiling, wall lighting, a uPVC double glazed window to the front aspect, a central heating radiator and carpeted flooring.

## **KITCHEN 3.56m (11' 8") x 3.01m (9' 11")**

A modern and well-appointed kitchen with vaulted ceiling provides a range of wall and base units fitted with lighting, an integrated Nurf electric oven, a gas hob with stainless steel extractor over, and dishwasher. The wood effect worktop incorporates a sink with chrome mixer tap over. There is a pendant light and Velux window to the ceiling, a central heating radiator, wood effect cushion flooring and double glazed windows to both side aspects along with a composite external door to the drive.

## **UTILITY ROOM 2.40m (7' 10") x 2.19m (7' 2")**

A utility area to match the kitchen offers wall mounted units and an under counter recess with plumbing for a washing machine and tumble dryer. There is space for a free-standing fridge freezer, spot lights and roof space access to the ceiling, a central heating radiator, wood effect cushion flooring and a large walk in fully shelved cupboard with light fitting and tiled flooring.

## **BATHROOM 2.71m (8' 11") x 2.40m (7' 10")**

A stylish and fully tiled bathroom comprising a P shaped bath with mixer shower over, a vanity sink with storage below and a close coupled WC. There is a large built-in cupboard, a central heated towel rail, a light fitting to the ceiling, a uPVC obscure double glazed window to the rear aspect and wood effect cushion flooring.

## **FIRST FLOOR LANDING**

Climb the carpeted stairs to the first flooring landing with coving, light fitting and loft access to the ceiling.

## **MASTER BEDROOM 4.14m (13' 7") x 4.01m (13' 2")**

Fitted with a range of built in sliding door wardrobes. There is a uPVC double glazed window to the front elevation, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

## **EN-SUITE SHOWER ROOM 1.46m (4' 9") x 1.37m (4' 6")**

A fully tiled suite providing a corner enclosure with rainfall and a hand held main shower, a pedestal wash basin and low flush WC. There is a light fitting to the ceiling, a uPVC obscure double glazed window to the front elevation, a central heated towel rail and cushion flooring.

## **BEDROOM TWO 4.01m (13' 2") x 2.90m (9' 6")**

Double in size having a pendant light and coving to the ceiling, a central heating radiator, a uPVC double glazed window to the rear elevation and carpeted flooring.

## **BEDROOM THREE 3.00m (9' 10") x 2.00m (6' 7")**

Having a pendant light and coving to the ceiling, a uPVC double glazed window to the rear elevation, a central heating radiator and carpeted flooring.

## **GARAGE 5.72m (18' 9") x 2.99m (9' 10")**

A brick built detached garage with up and over door to the front, a timber framed window and timber door to the side fitted with power and lighting.

## **OUTSIDE**

The property has a lawned front garden with well-established borders. A long slabbed driveway leads to the detached garage with a sun trap seating area at the side entrance of the property.

The secluded rear garden is well maintained and mainly laid to lawn with a hard standing BBQ area and mature shrubs and bushes.

## **FIXTURES AND FITTINGS**

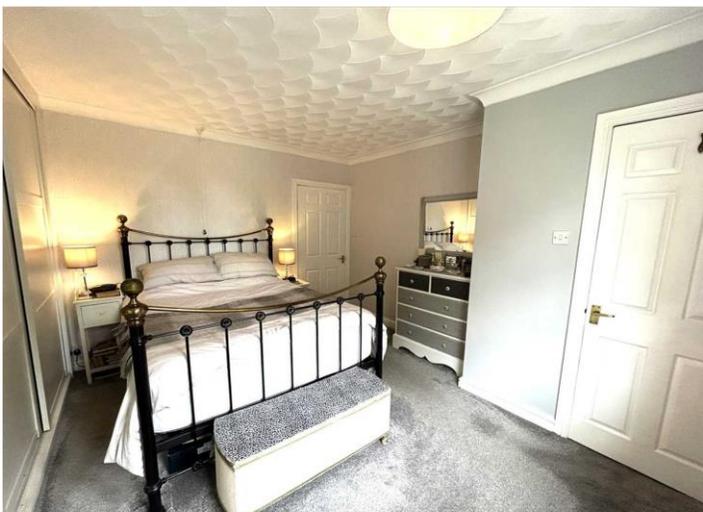
All built in appliances and digital smart blinds are to be included within the sale of the property.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property. The combination boiler is located in the hallway.

## **COUNCIL TAX**

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







Total area: approx. 121.7 sq. metres (1309.9 sq. feet)

3 Bedroom Semi Detached House  
Plan produced using PlanUp.

**PROPERTY MISDESCRIPTION**

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