



**paul fox**  
the family estate agents

Price Guide  
**£259,950**

EPC Rating: D

## 193 Scawby Road

Scawby Brook, Brigg, North Lincolnshire, DN20 9JX  
2 bedroom Detached House



- ✓ A CHARMING TRADITIONAL DETACHED HOUSE
- ✓ 2 EXCELLENT FRONT FACING RECEPTION ROOMS & REAR CONSERVATORY
- ✓ BESPOKE FITTED KITCHEN
- ✓ 2 DOUBLE BEDROOMS & LUXURY SHOWER ROOM
- ✓ OPEN COUNTRYSIDE VIEWS TO THE FRONT
- ✓ ENCLOSED REAR GARDEN

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: [brigg@paul-fox.com](mailto:brigg@paul-fox.com)

[www.paul-fox.com](http://www.paul-fox.com)



THE  
**GUILD**  
PROPERTY  
PROFESSIONALS

# 193 Scawby Road

Scawby Brook, Brigg, North Lincolnshire, DN20 9JX

2 bedroom Detached House



**paul fox**  
the family estate agents

A charming double fronted, traditional detached house having benefitted from a sympathetic restoration by the current owners creating quality accommodation that oozes elegance. Entered via a central hallway with access into two front facing reception rooms both enjoying cast iron multi-fuel stoves, bespoke fitted kitchen with a useful understairs pantry and a pleasant rear conservatory leading to the garden. The first floor provides two excellent double bedrooms, luxury shower room and a laundry room. The side allows parking for a number of vehicles with gated access to an enclosed garden that houses a timber store shed.

## CENTRAL ENTRANCE HALLWAY

With a newly fitted four panelled period style entrance door with arched double glazed top light with frosted glazing, broad straight flight staircase allowing access to the first floor accommodation with oak handrail, meter box cupboard, a feature Amtico signature flooring with a herringbone design and gives access to both front reception rooms via panelled and glazed doors.

## FINE LIVING ROOM

Measures approx. 3.6m x 4.25m (11' 10" x 13' 11"). Benefitting from a dual aspect with front and side uPVC double glazed windows, continuation of signature Amtico flooring, central multi-fuel cast iron stove with projecting slate hearth and limewashed wooden mantel and decorative wall to ceiling coving.

## FORMAL DINING ROOM

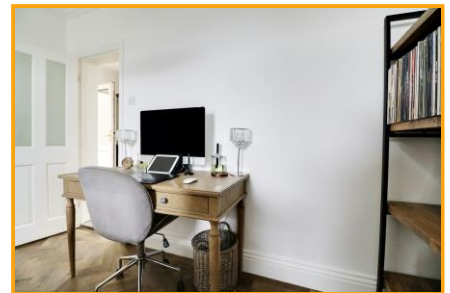
Measures approx. 3.6m x 4.2m (11' 10" x 13' 9"). Enjoying a front uPVC double glazed arched top window with views across open countryside, a feature multi-fuel cast iron stove with projecting slate hearth and limewash wooden mantel, continuation of matching Amtico signature flooring, detailed wall to ceiling flooring with internal panelled and glazed door leads to;

## BESPOKE FITTED KITCHEN

Measures approx. 3.63m x 3.21m (11' 11" x 10' 6"). Benefitting from two rear uPVC double glazed windows with polished open sill onlooking the rear garden. The kitchen enjoys an extensive range of matching base, drawer and wall units with curved iron pull handles enjoying a complementary oak butcher block worktop with matching shallow uprising that incorporates a twin Belfast sink unit with central chrome block mixer tap, feature black enamel finish Aga, space for an upright fridge freezer, wall to ceiling coving, feature Amtico style flooring, internal uPVC door leads to the conservatory and a panel and glazed door leads through to;

## PANTRY / STORE CUPBOARD

Measures approx. 1.01m x 3m (3' 4" x 9' 10"). Enjoying continuation of matching flooring from the kitchen and fitted shelving.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: [brigg@paul-fox.com](mailto:brigg@paul-fox.com)

[www.paul-fox.com](http://www.paul-fox.com)

THE  
**GUILD**  
PROPERTY  
PROFESSIONALS

# 193 Scawby Road

Scawby Brook, Brigg, North Lincolnshire, DN20 9JX

2 bedroom Detached House



**paul fox**  
the family estate agents

## REAR CONSERVATORY

Measures approx. 3.3m x 2.78m (10' 10" x 9' 1"). With dwarf brick walling and uPVC windows above, matching rear French doors allowing access to the garden, polycarbonate sloped ceiling and twin ceiling lanterns and attractive light wooden laminate flooring.

## FIRST FLOOR LANDING

Provides access to both bedrooms, shower room and walk in laundry cupboard.

## LAUNDRY ROOM

Measures approx. 2.54m x 1.46m (8' 4" x 4' 9"). Having a wall mounted Ideal gas fired central heating boiler, attractive laminate flooring, space for a dryer, wall to ceiling coving and loft access.

## MASTER BEDROOM 1

Measures approx. 3.67m x 4.22m (12' 0" x 13' 10"). Enjoying a dual aspect with feature front and side arched top uPVC double glazed windows enjoying excellent open views, most attractive steel effect traditional style radiator, Amtico signature flooring, detailed wall to ceiling coving and access through to;

## VANITY AREA

Enjoys a front matching arched top uPVC double glazed window and further loft access.

## FRONT DOUBLE BEDROOM 2

Measures approx. 3.56m x 4.2m (11' 8" x 13' 9"). Enjoying a dual aspect with feature front and side arched top uPVC double glazed windows enjoying excellent open views, most attractive steel effect traditional style radiator, Amtico signature flooring and detailed wall to ceiling coving.

## ELEGANT SHOWER ROOM

Measures approx. 3.56m x 1.63m (11' 8" x 5' 4"). Enjoying a rear uPVC double glazed window with patterned glazing and a quality traditional suite in white comprising a low flush WC, matching wash hand basin with chrome legs and matching mixer tap, walk in shower cubicle with rainwater head of a mains feed with surrounding tiled walls, side glass shower screen, black feature herringbone effect karndean flooring, part panelling to walls with two wall light lanterns and a feature steel effect period style radiator.

## OUTBUILDINGS

Within the rear garden there is a quality timber store shed.

## GROUNDS

To the side of the property enjoys a hard standing concrete laid driveway with vehicle access via decorative double opening wrought iron gates with parking available for a number of vehicles with gated access to an enclosed garden with feature stone and brick walling with rose filled and shrub flower bed and single laid pathways and seating areas.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



THE  
**GUILD**  
PROPERTY  
PROFESSIONALS

# 193 Scawby Road

Scawby Brook, Brigg, North Lincolnshire, DN20 9JX  
2 bedroom Detached House



**paul fox**  
the family estate agents

## SERVICES

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

## CENTRAL HEATING

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

## DOUBLE GLAZING

The property benefits from full uPVC double glazed windows.

## \*\* IMPORTANT \*\*

## PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



THE  
**GUILD**  
PROPERTY  
PROFESSIONALS