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the family estate agents

Price Guide

£282,500

EPC Rating: TBC

12 St Joans Drive

Scawby, Brigg, North Lincolnshire, DN20 9BE
3 Bedroom Dormer Style Detached House



- ✓ A DESIRABLE DORMER STYLE DETACHED HOUSE
- ✓ SPACIOUS OPEN PLAN LIVING/DINING ROOM
- ✓ ATTRACTIVE OAK FITTED KITCHEN
- ✓ 3 GENEROUS BEDROOMS
- ✓ FEATURE FAMILY BATHROOM WITH SEPARATE TOILET
- ✓ PRIVATE WESTERLY FACING REAR GARDEN

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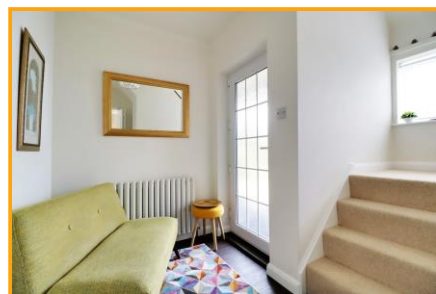
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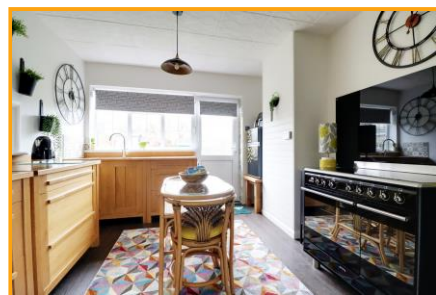
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A highly sought after dormer style detached house located peacefully within the well regarded village of Scawby providing superbly presented and well proportioned accommodation comprising, a central reception hallway, large open plan living/dining room and an attractive oak fitted breakfasting kitchen. The first floor provides 3 generous bedrooms, feature family bathroom with a separate landing toilet. Occupying a generous plot allowing extensive parking to the front with side access leading to a private, principally lawned, westerly facing rear garden. The property benefits from an integral single garage that is currently being used as a utility area.



CENTRAL RECEPTION HALLWAY

Measures approx. 3.21m x 1.62m (10' 6" x 5' 4"). With front uPVC double glazed entrance door with inset patterned glazing, attractive quality vinyl flooring of a walnut effect that continues through to the kitchen, wall to ceiling coving, return staircase allows access to the first floor accommodation with half landing window and a useful built-in storage cupboard.



OAK FITTED BREAKFASTING KITCHEN

Measures approx. 3.21m x 3.31m (10' 6" x 10' 10"). With a rear uPVC double glazed entrance door with inset patterned glazing and adjoining window onlooking the garden. The kitchen enjoys a range of bespoke oak furniture having base and drawer units with a matching working incorporating a one and a half bowl stainless steel sink unit with block chrome mixer tap, space for a range cooker with glazed splash back, matching flooring to the entrance hallway and space for an upright fridge freezer.



SPACIOUS MAIN LIVING ROOM

Measures approx. 3.47m x 6.76m (11' 5" x 22' 2"). Benefitting from a dual aspect with front curved uPVC double glazed bow window and rear uPVC double glazed sliding patio doors allowing access to the garden, a central fireplace, wall to ceiling coving, three single wall light points and TV point.



FIRST FLOOR LANDING

Has wall to ceiling coving, loft access and doors through to;



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MASTER BEDROOM 1

Measures approx. 4.95m x 2.78m (16' 3" x 9' 1") plus projecting front window. Enjoying a broad uPVC double glazed window, large recessed wardrobe with hanging rail and shelving and eaves storage.

FRONT DOUBLE BEDROOM 2

Measures approx. 3.49m x 2.78m (11' 5" x 9' 1") plus window projecting. Enjoying a broad front uPVC double glazed window and eaves storage.

REAR BEDROOM 3

Measures approx. 2.86m x 2.28m (9' 5" x 7' 6"). With rear uPVC double glazed window.

FAMILY BATHROOM

Measures approx. 1.96m plus recess x 2.28m (6' 5" x 7' 6"). With a rear uPVC double glazed window with inset patterned glazing and a suite in white comprising a wall mounted wash hand basin, large panelled bath with overhead electric shower, feature part black tiling to walls and slate effect flooring.

SEPARATE LANDING TOILET

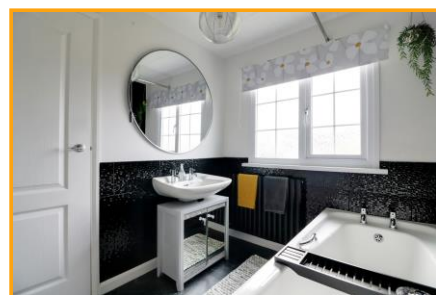
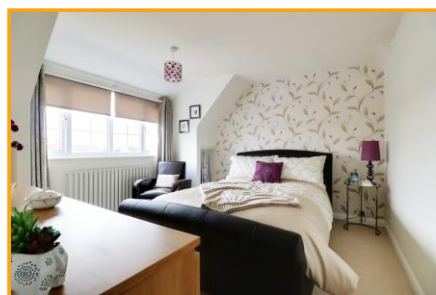
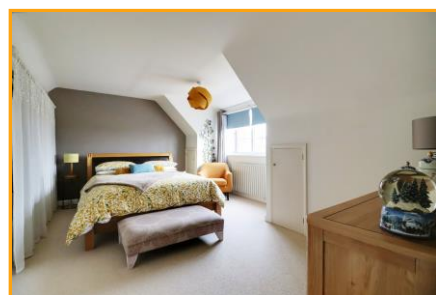
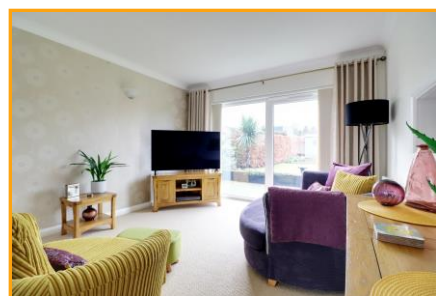
Measures approx. 0.81m x 1.35m (2' 8" x 4' 5"). Enjoys a rear uPVC double glazed window with inset patterned glazing, a low flush WC in white, part black tiled finish to walls and slate effect flooring.

OUTBUILDINGS

The property enjoys the benefit of an integral garage measuring 2.6m x 5.15m (8' 6" x 16' 11") with front double opening timber doors, rear timber door allowing access to the garden and rear window, tiled flooring, florescent ceiling strip lighting, houses a wall mounted Worcester gas fired condensing central heating boiler and enjoys plumbing for an automatic washing machine.

GROUNDS

To the front the property enjoys a large, pebbled driveway providing sufficient parking for a large number of vehicles, with a sheltered front entrance porch and surrounding borders. Slabbed access to the side leads to a private westerly facing rear garden that comes principally laid to lawn with planted borders, initial astroturf seating area and houses several store sheds that are available for separate negotiation.



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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 via a modern Worcester gas fired central heating boiler.

DOUBLE GLAZING

The property enjoys full uPVC double glazed windows and doors with the exception of the garage.

** IMPORTANT **

PURCHASE PROCEDURE

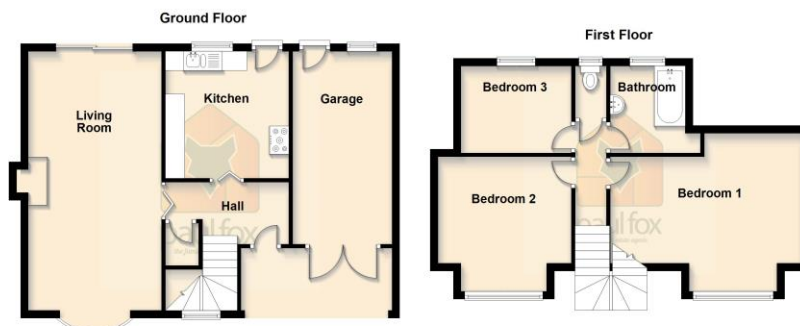
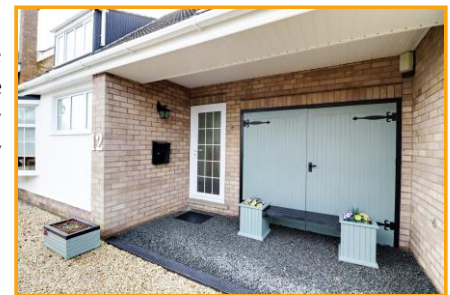
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