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the family estate agents

Offers in the Region of
£285,000

EPC Rating: C

13 St James Road

Scawby, Brigg, North Lincolnshire, DN20 9BD
3 Bedroom Detached House



- ✓ A FINE DETACHED FAMILY HOME
- ✓ LARGE LIVING ROOM
- ✓ ATTRACTIVE FITTED KITCHEN
- ✓ 3 DOUBLE BEDROOMS WITH MASTER EN-SUITE SHOWER ROOM
- ✓ FRONT DRIVEWAY & INTEGRAL SINGLE GARAGE
- ✓ PRIVATE SOUTH FACING REAR GARDEN

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

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A well presented and proportioned traditional dormer style detached family home offering extended accommodation and a private south facing rear garden with stunning open countryside views. The vacant accommodation comprises;

FRONT ENTRANCE PORCH

Measures approx. 1.18m x 1.46m (3' 10" x 4' 9"). With a composite entrance door with leaded window and matching top light, tiled flooring, exposed brick wall with wall light, clad to ceiling and internal uPVC door leading to;

INNER HALLWAY

Measures approx. 3.16m x 1.69m (10' 4" x 5' 7"). With a return staircase leading to the first floor accommodation with under stairs storage and a half landing front facing uPVC double glazed window and wall mounted thermostat for the central heating.

LARGE LIVING ROOM

Measures approx. 3.77m x 8.9m (12' 5" x 29' 2"). Benefitting from a dual aspect with front uPVC double glazed window, rear uPVC double glazed sliding doors providing access to the private rear garden, feature live flame coal effect gas fire with granite hearth, backing and oak surround and projecting mantle, wall to ceiling coving and double wall light points.

KITCHEN

Measures approx. 3.16m x 4.25m (10' 4" x 13' 11"). Having a rear uPVC double glazed window and internal entrance door leading to a rear porch. The kitchen enjoys a range of wooden style furniture with complementary black curved pull handles, integral appliances and a complementary patterned rolled edge working top surface with tiled splash backs and incorporates a double stainless steel sink unit with drainer to the side and block mixer tap, built in 4-ring electric hob with oven and microwave at eye level, laminate flooring and internal glazed door leading back to the entrance hallway.

REAR PORCH

Measures approx. 5.72m x 1.16m (18' 9" x 3' 10"). With a uPVC double glazed entrance door with adjoining side lights allowing access to the garden, tiled flooring, tiled storage shelf with further timber eye level shelving, floor mounted water softener, PVC roof and door to;

WC

Measures approx. 1.45m x 0.89m (4' 9" x 2' 11"). With a two piece modern suite in white comprising a close coupled low flush WC, corner fitted wash hand basin with storage cabinet beneath and attractive tiling to walls.

FIRST FLOOR SPACIOUS LANDING

Measures approx. 2.3m x 3.57m (7' 7" x 11' 9"). Having open spell balustrading, useful built-in office furniture with display and storage shelving, loft access with drop down ladder and doors to;



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FRONT DOUBLE BEDROOM 1

Measures approx. 3.45m x 3.56m (11' 4" x 11' 8"). With a front uPVC double glazed window, wardrobes to one wall with sliding fronts and vanity unit, built-in airing cupboard with shelving and door through to;

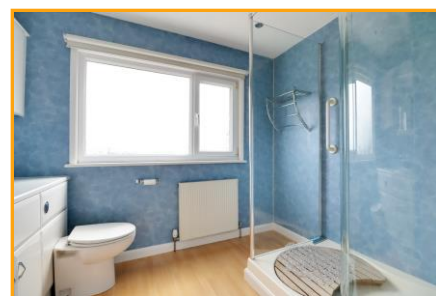
EN-SUITE SHOWER ROOM

Measures approx. 2.75m x 2.15m (8' 11" x 7' 1"). With a rear uPVC double glazed window with pattern glazing and a suite in white comprising a close coupled low flush WC with adjoining vanity wash hand basin set within a white top with eye level mirror and wall cabinet with downlighting, double shower cubicle with electric shower and glazed screen, laminate flooring and mermaid boarding to walls with fitted towel rail.



FRONT DOUBLE BEDROOM 2

Measures approx. 3.8m x 3.53m (12' 6" x 11' 7"). With front uPVC double glazed window, fitted wardrobes to one wall with sliding fronts and built-in vanity unit.



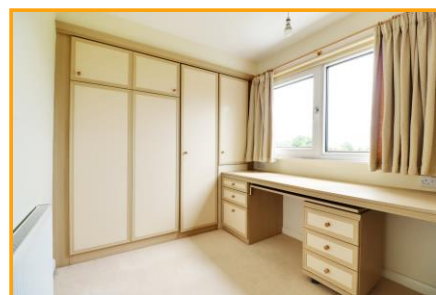
REAR DOUBLE BEDROOM 3

Measures approx. 3.15m x 2.26m (10' 4" x 7' 5"). With a rear uPVC double glazed window enjoying excellent open countryside views and is generously equipped with fitted furniture that includes a drop down single bed.



FAMILY BATHROOM

Measures approx. 1.95m x 2.24m (6' 5" x 7' 4"). With a rear uPVC double glazed window with pattern glazing and a two piece suite comprising of a panelled bath with overhead electric shower, oval wash hand basin set within a patterned top with surrounding storage cabinet and eye level mirror with downlighting, chrome towel rail and tiling to wall.



SEPARATE LANDING WC

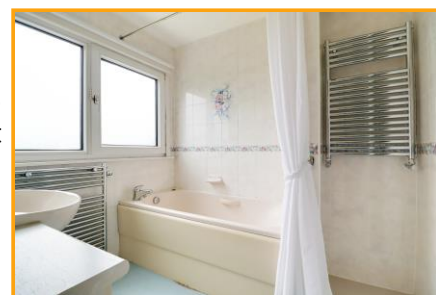
Measures approx. 0.81m x 1.34m (2' 8" x 4' 5"). With a rear uPVC double glazed window with pattern glazing, close coupled low flush WC and tiled walls.

OUTBUILDINGS

The property enjoys the benefit of an integral garage measuring 2.6m x 7.89m (8' 6" x 25' 11") with roller front door, side uPVC double glazed window, houses a wall mounted Alpha gas fired condensing boiler and the cylinder tank, benefits internally from a water supply and houses the solar panel inverter.

GROUNDS

To the front the property has a block paved driveway providing parking for a number of vehicles and direct access to the integral garage with the gardens being lawned with mature planted borders. Access is available down the side that leads to a private south facing rear garden having a flagged seating area and shaped lawn with further flagged patio all with surrounding mature planted borders and enjoying open countryside views.



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SERVICES

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

CENTRAL HEATING

The property has a gas fired central heating system to radiators with the boiler located in the garage.

DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors.

SOLAR PANELS

The property benefits from a solar panel system.

** IMPORTANT **

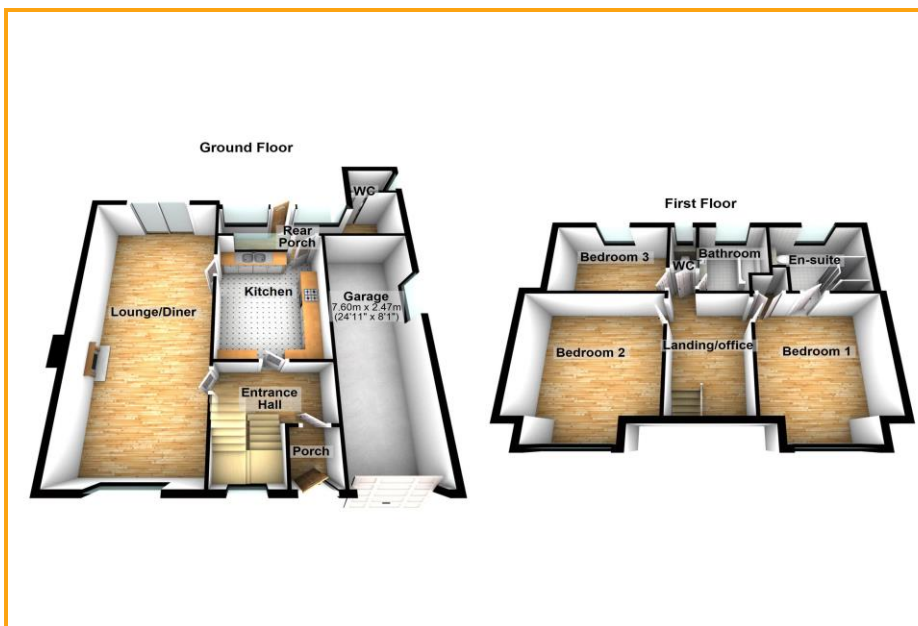
PURCHASE PROCEDURE

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.

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