



paul fox
the family estate agents

Price Guide
£299,950

UNAPPROVED DRAFT BROCHURE

EPC Rating: D

17 Walnut Drive

Scawby, North Lincolnshire, DN20 9EX
3 Bedroom Detached Bungalow



- ✓ **A TRADITIONAL DETACHED BUNGALOW**
- ✓ **THREE RECEPTION ROOMS**
- ✓ **ATTRACTIVE FITTED KITCHEN**
- ✓ **THREE BEDROOMS**
- ✓ **STYLISH SHOWER ROOM**
- ✓ **HIGHLY DESIRABLE VILLAGE LOCATION**

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

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

www.paul-fox.com



THE
GUILD
PROPERTY
PROFESSIONALS

17 Walnut Drive

Scawby, North Lincolnshire, DN20 9EX

3 Bedroom Detached Bungalow



paul fox
the family estate agents

A beautifully presented, well appointed and proportioned traditional detached bungalow positioned within the highly desirable village of Scawby. The accommodation comprises, central reception hallway, fine front living room, attractive fitted kitchen, pleasant rear garden room leading to a formal dining room, 3 bedrooms and a stylish shower room. The front provides a lawned garden with mature borders and a generous block laid driveway allowing ample parking. The rear garden enjoys excellent privacy with a further lawned garden, mature borders and a number of seating areas.

BROAD RECEPTION HALLWAY

Measures approx. 1.85m x 4.31m (6' 1" x 14' 2"). Enjoys a front uPVC double glazed door with inset patterned glazing, two double wall light points, wall to ceiling coving and an internal glazed door leading through to;

PLEASANT SPACIOUS MAIN LIVING ROOM

Measures approx. 6.05m x 3.7m (19' 10" x 12' 2"). Enjoys a dual aspect with front uPVC double glaze bow window, further uPVC double glazed windows to the side, a stylish live flame style electric fire with granite hearth, matching backing, a contrasting surround and projecting mantel, two double wall light points and TV point.

ATTRACTIVE FITTED KITCHEN

Measures approx. 4.68m x 4.21m (15' 4" x 13' 10"). Enjoys a side uPVC double glazed entrance door with inset patterned glazing, an internal uPVC double glazed window looking through to the garden room and an internal panelled and glazed door allows access. The kitchen enjoys an extensive range of matching low level units, drawer units and wall units with curved aluminum styled pull handles, integral appliances, a complementary butcher block style rolled edge working top surface with tiled splash back which incorporates a one and a half sink unit with drainer to the side and block mixer tap, a built in four ring Neff gas hob with overhead stainless steel and glazed canopied extractor, eye level double oven, tiled flooring, space for an upright fridge freezer and inset ceiling spotlights.

GARDEN ROOM

Measures approx. 3.15m x 4.5m (10' 4" x 14' 9"). Enjoys dwarf walling with uPVC double glazed windows with fitted blinds a side French door allowing access to the garden, a hipped and pitched roof with twin rear roof lights, laminate flooring, TV point, two double wall light points and an internal French glazed doors leads through to a;



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

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

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

17 Walnut Drive

Scawby, North Lincolnshire, DN20 9EX

3 Bedroom Detached Bungalow



paul fox
the family estate agents

FORMAL DINING ROOM

Measures approx. 2.45m x 5.04m (8' 0" x 16' 6"). Enjoys a front uPVC double glazed window, built in meter box cupboard, two double wall light points and doors through to a;

UTILITY AREA

Enjoys a rear uPVC double glazed window, space and plumbing for appliances.

FRONT DOUBLE BEDROOM 1

Measures approx. 3.37m x 2.82m to wardrobes (11' 1" x 9' 3"). Enjoys a front uPVC double glazed window, wall to ceiling coving, a fully fitted bank of quality wardrobes to one wall with gold styled pull handles.

REAR DOUBLE BEDROOM 2

Measures approx. 3.38m x 3.48m (11' 1" x 11' 5"). Enjoys a rear uPVC double glazed window, fitted wardrobes to one wall with gold styled pull handles and wall to ceiling coving.

FRONT DOUBLE BEDROOM 3

Measures approx. 1.8m x 2.48m (5' 11" x 8' 2"). Enjoys a front uPVC double glazed window and built in large storage cupboard with shelving.

QUALITY SHOWER ROOM

Measures approx. 2.43m x 2.09m (8' 0" x 6' 10"). Enjoys a rear uPVC double glazed window with inset patterned glazing, a quality suite in white comprising a close coupled low flush WC set with a walnut styled furniture with above polished patterned top with inset sink, a large walk in shower cubicle with overhead Maines shower, mermaid boarder to walls and glazed screen, quality Karndean flooring, tiling to walls with a mosaic boarder, wall to ceiling coving, ceiling spotlights and a large chrome towel rail.

GROUNDS

To the rear of the property enjoys an extremely private landscaped garden with a number of flagged seating areas, central lawned garden with mature planted borders.

OUTBUILDINGS

To the side of the property there is a lean to timber store shed.



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

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

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

17 Walnut Drive

Scawby, North Lincolnshire, DN20 9EX
3 Bedroom Detached Bungalow



paul fox
the family estate agents

SERVICES

Mains gas, electricity, water and drainage are understood to be connected. The property has a solar panel system.

CENTRAL HEATING

The property benefits from a modern gas fired central heating system to radiators.

DOUBLE GLAZING

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

** IMPORTANT **

PURCHASE PROCEDURE

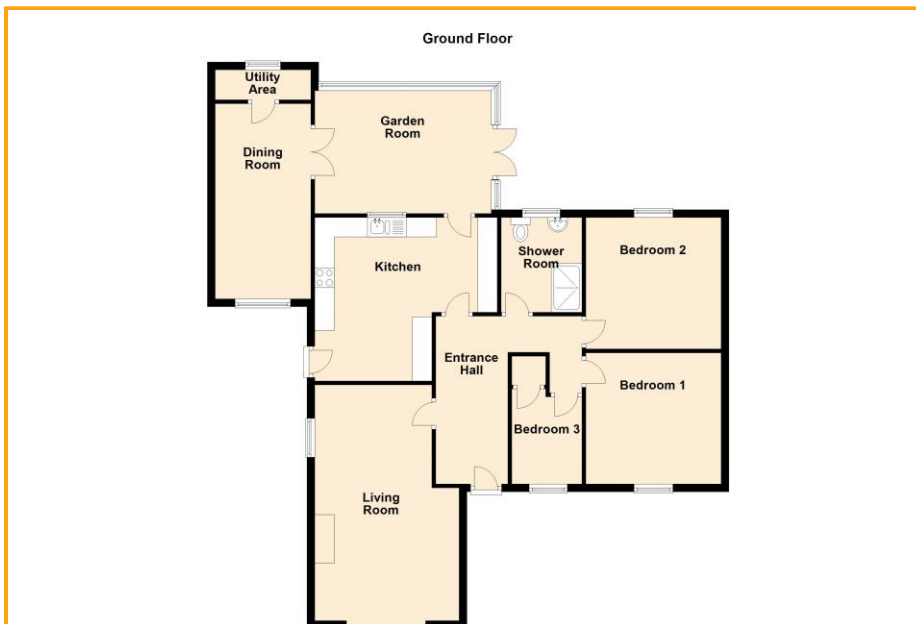
Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the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



THE
GUILD
PROPERTY
PROFESSIONALS