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the family estate agents

Price Guide
£179,950

EPC Rating: TBC

6 St Hybalds Grove

Scawby, Brigg, North Lincolnshire, DN20 9DG
3 Bedroom Semi-Detached House



- ✓ A FINE TRADITIONAL SEMI-DETACHED HOUSE
- ✓ 2 RECEPTION ROOMS
- ✓ FITTED KITCHEN & WET ROOM
- ✓ 3 BEDROOMS
- ✓ DRIVEWAY & DETACHED GARAGE
- ✓ PRIVATE ENCLOSED REAR GARDEN

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

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A fine traditional semi-detached house situated within the well regarded village of Scawby, thought an ideal purchase for a young family. The well maintained and proportioned accommodation that has been extended to the ground floor briefly comprises;

FRONT ENTRANCE HALL

Includes a front uPVC double glazed entrance door with inset patterned glazing, a single flight staircase leads to the first floor accommodation, wall to ceiling coving, a wall mounted British Gas thermostatic control and an internal door that allows access through to;

FRONT LIVING ROOM

Measures approx. 4.5m x 3.75m (14' 9" x 12' 4"), with front bay uPVC double glazed window, wall to ceiling coving, TV input, a feature gas coal effect fireplace on a projecting marbled hearth with matching backing and decorative hardwood twin glazed units, under the stairs storage and an internal door which allows access through to;

CENTRAL DINING ROOM

Measures approx. 3m x 3.98m (9' 10" x 13' 1"). Including wall to ceiling coving and an internal door allowing access through to;

UTILITY AREA

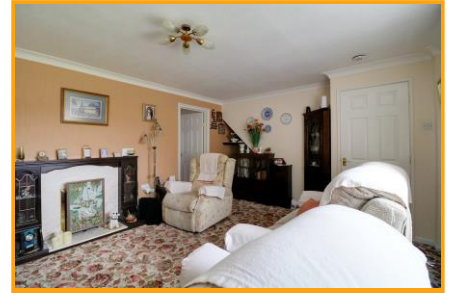
With space for a tumble dryer, a wall mounted Bosch Worcester gas boiler, wall to ceiling coving and an internal door which allows through to;

CLOAKROOM

Measures approx. 1.4m x 1.34m (4' 7" x 4' 5"). With a side uPVC double glazed window with frosted glazing, a two piece suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back, wall to ceiling coving.

ATTRACTIVE FITTED REAR KITCHEN

Measures approx. 2.43m x 3.94m (8' 0" x 12' 11"). With a rear uPVC double glazed window with a further side uPVC double glazed entrance door allowing access to the side driveway with an adjoining circular double glazed window. The kitchen includes a range of decorative wooden shaker style low level units, drawer units and wall units with decorative brushed aluminum style pull handles and a patterned working top surface incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side with tiled splash backs, built-in CDA electric oven matching four ring gas hob and plumbing for a matching dishwasher, plumbing for an automatic washing machine, loft access space for a tall American fridge freezer and tiled flooring.



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FIRST FLOOR LANDING

Includes a side uPVC double glazed window, loft access and internal doors which allow access off to;

FRONT DOUBLE BEDROOM 1

Measures approx. 3.8m x 3.2m (12' 6" x 10' 6"). With a front uPVC double glazed window, wall to ceiling coving, TV input and a range of fitted wardrobes with matching drawers and high level units.



REAR DOUBLE BEDROOM 2

Measures approx. 3.55m x 3m (11' 8" x 9' 10"). With a rear uPVC double glazed window, TV input, wall to ceiling coving and a range of built-in bedroom furniture which has a bank of wardrobes, matching drawer and high level units.



FRONT BEDROOM 3

Measures approx. 2.9m x 2.21m (9' 6" x 7' 3"). With a front uPVC double glazed window, wall to ceiling coving and a handy built-in over the stairs storage cupboard.

WET ROOM

Measures approx. 1.7m x 2.26m (5' 7" x 7' 5"). With a rear uPVC double glazed window with frosted glazing, a spacious walk-in shower cubicle with overhead electric Tritan shower with mermaid boarding splash back, a low flush WC and a wall mounted wash hand basin with fully tiled walls and cushioned.



GROUNDS

Occupying a generous mature rear garden, being principally lawned with fully stocked planted borders, secure boundary fencing and a hard standing seating area. To the front of the property provides a driveway which allows off street parking for a number of vehicles and leads to a detached single garage. Further to the front enjoys a well kept lawned garden with boundary walling, hedging and fencing.



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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.

DOUBLE GLAZING

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

** IMPORTANT **

PURCHASE PROCEDURE

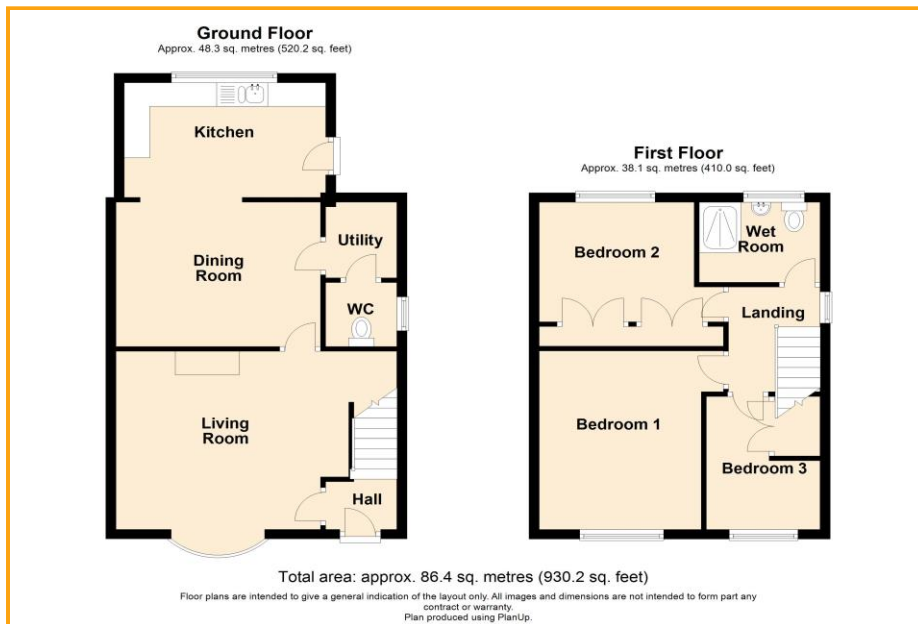
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