



**16 Beechwood Drive,
Scawby, Brigg,
Lincolnshire, DN20 9AR**

Asking Price: £335,000

EPC: To be confirmed (0)

Accommodation Summary:

- A TRADITIONAL DETACHED FAMILY HOUSE
- QUIET VILLAGE CUL-DE-SAC LOCATION
- IDEAL FAMILY BUY
- 2 RECEPTION ROOMS & CONSERVATORY
- MODERN FITTED KITCHEN DINER & UTILITY ROOM
- 4 BEDROOMS
- ATTRACTIVE MAIN FAMILY BATHROOM
- PRIVATE SOUTH FACING REAR GARDEN
- HORSE SHOE DRIVEWAY & 2 SEPARATE GARAGES



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To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Description:

A fine traditional detached house, situated in a cul-de-sac location within the highly desirable village of Scawby. The property offers well presented and proportioned accommodation ideal for a family briefly comprises a front entrance hallway, cloakroom, an inner hallway, spacious main living room, a modern fitted kitchen diner with matching utility room, playroom and a rear conservatory. The first floor provides a central landing leading off to 4 bedrooms and an attractive family bathroom. Occupying a private south facing rear garden, which provides both a block paved patio and a decked entertaining area with a principally laid lawn and artificial turfed area. The front of the property provides a horse shoe block laid driveway, allowing ample off street parking and access to both separate single garages.

Rooms:

Front Entrance Hallway Includes an attractive front composite entrance door with inset patterned glazing with adjoining arched top light, parquet flooring and oak internal doors allows access off to;

Cloakroom With a side uPVC double glazed window with frosted glazing, a two piece suite in white comprising a low flush WC, a corner wash hand basin, tiled flooring, tiled walls and an internal oak glazed door allows access off to;

Inner Hallway Has a side uPVC double glazed window, traditional single flight staircase leads to the first floor accommodation with open spell balustrading with matching newel post, parquet flooring, under stairs storage cupboard, a wall mounted Hive thermostatic control, wall to ceiling coving and twin oak glazed doors allows access through to;

Main Living Room 18'1" x 12'6" (5.5m x 3.8m). With a front bow uPVC double glazed window, attractive oak style laminate flooring, wall to ceiling coving, TV input, a feature open live fireplace with tiled hearth, matching backing, decorative surround and mantle and further twin oak glazed doors allow access off to;



Stylish Open Plan Kitchen Diner 20'2" x 12'6" (6.15m x 3.8m). With a bay uPVC double glazed window and a further adjoining uPVC double glazed window with door allowing access to the rear garden. The kitchen includes a range of shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface with matching uprising incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side, built-in Lamona four ring induction hob with overhead canopied extractor fan, further matching appliances including an electric oven with microwave above, plumbing for dishwasher and washing machine, inset ceiling spotlights, tiled effect vinyl flooring and an internal door allows access off to;



Utility Room 8' x 6'7" (2.44m x 2m). With a rear uPVC double glazed window, matching units to the kitchen with a single ceramic sink bowl unit, block mixer tap and drainer to the side, plumbing for a washing machine, a built-in storage cupboard and further integral access leads to the garage.



Playroom 9'7" x 8'6" (2.92m x 2.6m). With TV input, vinyl flooring and two uPVC doors allowing access through to;

Conservatory 12'2" x 8'6" (3.7m x 2.6m). With a hipped and pitched polycarbonate roof, oak style laminate flooring, surrounding uPVC double glazed windows, dwarf bricked walling and two twin uPVC doors allowing access to the rear garden.



First Floor Landing Includes a side uPVC double glazed window, wall to ceiling coving, a large airing cupboard with inset shelving, further built-in storage cupboard and oak internal doors which leads off to;

Rear Double Bedroom 1 10'6" x 3.92 (3.2m x 3.92). With a rear uPVC double glazed window, laminate flooring and wall to ceiling coving.



Front Double Bedroom 2 7'11" x 11'4" (2.41m x 3.45m). With a front uPVC double glazed window, oak style laminate flooring and wall to ceiling coving.

Bedroom 3 9' x 10'6" (2.74m x 3.2m). With a side uPVC double glazed window, oak style laminate flooring, loft access and a built-in storage cupboard.

Front Bedroom 4 8'8" x 7'11" (2.64m x 2.41m). With a front uPVC double glazed window, laminate flooring and a built-in storage cupboard.

Family Bathroom 6'11" x 7'3" (2.1m x 2.2m). With a rear uPVC double glazed window with frosted glazing and a three piece suite in white comprising a panelled bath, a low flush WC and a corner double walk-in shower cubicle with overhead chrome main shower with curved glazed doors and mermaid boarding splash back, vanity wash hand basin with storage units beneath, further mermaid boarding to walls and panelling to the ceiling, extractor fan, inset ceiling spotlights and a wall mounted chrome towel heater.

Outbuildings 15'1" x 8'7" (4.6m x 2.62m). The property has the benefit of an integral garage with automatic front door, full power and lighting, working top surface with low and high level units and a side hardwood door allows access to the side passageway.

Grounds To the front of the property enjoys a horse shoe block paved driveway which provides ample off street parking allowing access to both attached garages. Access leads down to the side to generous private enclosed garden with principally laid lawns, block paved patio area, raised decked seating area, artificial turfed putting green, secure enclosed fencing and a timber built summer house.

