



## Rivermeadow,

Scawby brook, Lincolnshire, DN20 9JW

Reduced To £175,000



REFURBISHED SPRING 2021

NO UPWARD CHAIN.

Recently refurbished throughout to include new fitted Kitchen, full re-wire, new combination boiler, new internal doors and the replacement of some windows this traditional semi detached home now provides comfortable, well presented 3 bedroom accommodation with reception parking and a detached single GARAGE. Situated in a sought after, established residential cul de sac and briefly includes an Entrance Hall leading to a 14'6" Lounge with additional Dining area off, excellent modern kitchen with a range of light grey fronted units and a refitted Cloakroom whilst the 3 first floor bedrooms and modern Shower room are served by a generous Landing. The enclosed rear garden offers a degree of security and the single GARAGE is supplemented by reception parking.

Early viewing strongly advised.

### RECEPTION HALL

A recessed Entrance with inset Pvcu door with double glazed side screen opens to the Reception Hall with radiator, telephone point and stair to first floor with cupboard under.

### LOUNGE

13'3" x 14'6" (4.05m x 4.42m)



A well lit forward facing family room with Pvcu double glazed picture window, radiator, tv aerial point, cornice, decorative fire surround with contrasting green marbled back and hearth with inset log effect electric fire and opening to

### DINING AREA

10'3" x 8'0" (3.13m x 2.44m)



With Pvcu double glazed window to the rear, cornice and radiator.

### KITCHEN

9'8" x 8'2" (2.97m x 2.51m)



Refurbished with a contemporary range of light grey fronted units with steel handles and woodgrain style work tops and matching splashbacks to include inset resin sink unit with mixer tap and cupboards under, further high and low units, space for an undercounter refrigerator, plumbing for an automatic washing machine, cooker recess with chimney style extractor over, Pvcu double glazed window and wall mounted combination boiler.

### SIDE ENTRANCE

With fitted cupboard, Pvcu rear entrance door and door to

### CLOAKROOM

With modern white wc incorporating wash hand basin with pillar mixer tap.

### LANDING

9'5" min x 8'3" (2.88m min x 2.52m)



A generous Landing with access to the roof space and Pvcu double glazed window.

### **BEDROOM 1**

11'3" x 12'5" (3.45m x 3.79m)



A forward facing double room with Pvcu double glazed window, radiator, coving and fitted wardrobe with storage over.

### **BEDROOM 2**

12'1" max x 11'3" max (3.70m max x 3.44m max)



A further, rear facing double room with Pvcu double glazed window, radiator and built in wardrobe.

### **BEDROOM 3**

9'1" max x 8'3" max (2.77m max x 2.54m max)



A forward facing room with Pvcu double glazed window.

### **SHOWER ROOM**

5'8" x 5'11" (1.73m x 1.81m)

Appointed with a modern suite to include full width walk-in shower enclosure with fixed glazed screen, pedestal wash hand basin with pillar style tap, radiator, sealed unit window, natural marble effect tiling to the splash and shower areas and fitted Linen cupboard.

### **SEPARATE TOILET**

With modern wc incorporating wash hand basin with pillar mixer tap and Pvcu double glazed window.

### **OUTSIDE**



The property is situated at the head of an established residential cul de sac and is fronted by a curving brick wall beyond which there is a neat lawn with attendant borders. A side drive allows for off road parking and leads to a detached, brick built single Garage. The enclosed rear of the property is primarily laid to flag stones with a central flower bed.

### **TENURE STATUS**

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### **IMPORTANT NOTE TO PURCHASERS**

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction.

Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

### **FLOOR PLANS**

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### **CONVEYANCING**

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

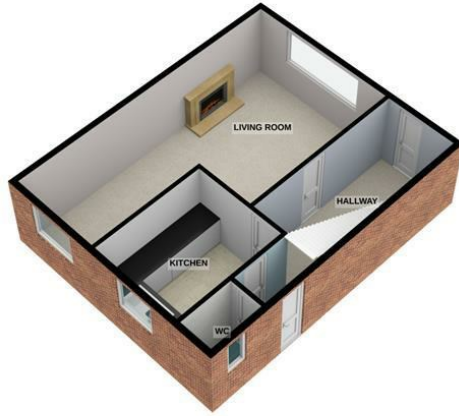
### **MORTGAGE ADVICE**

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

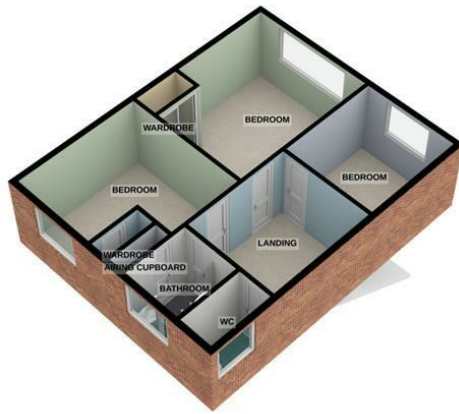
### **VALUATION**

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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