



**Walnut Drive,**  
Scawby, Lincolnshire, DN20 9EX

**NEWTON**FALLOWELL 



**Walnut Drive,  
Scawby, Lincolnshire, DN20 9EX  
£225,000**

This delightfully presented detached Bungalow offers generously proportioned 2 bedroom accommodation in the well respected residential village of Scawby. The visitor is welcomed via a central Hallway into a connected suite of rooms which includes a dual aspect Lounge with feature fireplace, central Dining Room and a Kitchen appointed with an excellent range of cream fronted units and views towards open farmland. The 2 large double bedrooms are served by a stylishly refurbished Bathroom with both bath and separate shower enclosure. Inevitable guests are well catered for by both the 4 car reception area and the attached 21'11 Garage. The remainder of the plot is enclosed and designed for relaxed enjoyment with seating areas and decorative hard landscaped areas softened by a rear lawn and ornamental borders.

VIEWING CONSIDERED ESSENTIAL.

**ENTRANCE HALL**

21'1" x 6'0" max (6.45m x 1.85m max)

A composite door with inset glazed panels opens to the Hall with coving, radiator in an ornamental grille and Cloaks cupboard.





### LOUNGE

12'0" x 15'8" (3.68m x 4.80m)

A beautifully lit dual aspect room with Pvcu double glazed picture window to the front and additional window to the side, radiator, coving, tv aerial point and contemporary light stone effect fire surround with inset electric fire and twin multi pane doors open to

### DINING ROOM

12'0" x 8'8" (3.68m x 2.66m )

With Pvcu double glazed window to the side aspect, light oak effect laminated flooring, radiator and square archway to

### KITCHEN

13'9" x 10'11" (4.20m x 3.34m)

A stylish, dual aspect work space enjoying views towards open farmland and appointed with a good range of cream fronted units with light sand effect work tops to include vinyl sink unit with mixer tap and cupboards under, a further 5 base units together with space and plumbing for an automatic washing machine , built in dishwasher and recess for an under counter refrigerator, tiled splash areas, inset electric induction hob with oven under and extractor hood over, light oak effect laminated flooring, access to the partly boarded and lit loft space, larder store, an additional 3 units at eye level, Pvcu double glazed windows to the side and rear aspect, coving and side entrance door.

### BEDROOM 1

13'5" x 12'7" (4.10m x 3.844m)

A generous dual aspect double room with Pvcu double glazed picture window to the front aspect and additional window to the side , radiator, tv aerial point, coving and a range of fitted furniture to include 3 double wardrobes - one of which has mirror doors.

### BEDROOM 2

14'4" x 12'8" (4.37m x 3.88m)

A further double bedroom with Pvcu double glazed window to the rear, radiator, coving and tv aerial point.

### BATHROOM

8'9" x 8'6" (2.68m x 2.60m)

Stylishly refurbished with a modern suite in white to include bath with mixer tap, vanity unit with inset rectangular sink with mixer tap and white cupboards under, contrasting worktop, wc with concealed cistern, wide glazed and tiled quadrant shower enclosure, vertical chrome radiator, electric shaver point, Pvcu double glazed window, coving, light marbled tiling to full height and airing cupboard with insulated cylinder.

### OUTSIDE

The property enjoys a broad frontage to Walnut Drive and the boundary is marked by timber fencing which opens to an extensive concrete reception area allowing parking for 4 cars. There is also a deep gravel topped garden to the side with decorative flower and shrub border. The Reception area allows access to the attached GARAGE ( 6.69m x 3.08m ) ( 21'11 x 10'1 ) with electrically operated roller door, eave storage space, wall mounted gas heating boiler, Pvcu double glazed window to the rear and rear access door. A high gate opens to the remaining side where there is a further decoratively flagged area with narrow shrub border and a neat gravel topped garden leads down to a patio with raised brick built planters. The property is completed by a rear lawn with shrub borders and a gravel topped walkways with inset stepping stones leads to both the Garage and to a further amenity area with timber Shed.

### 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

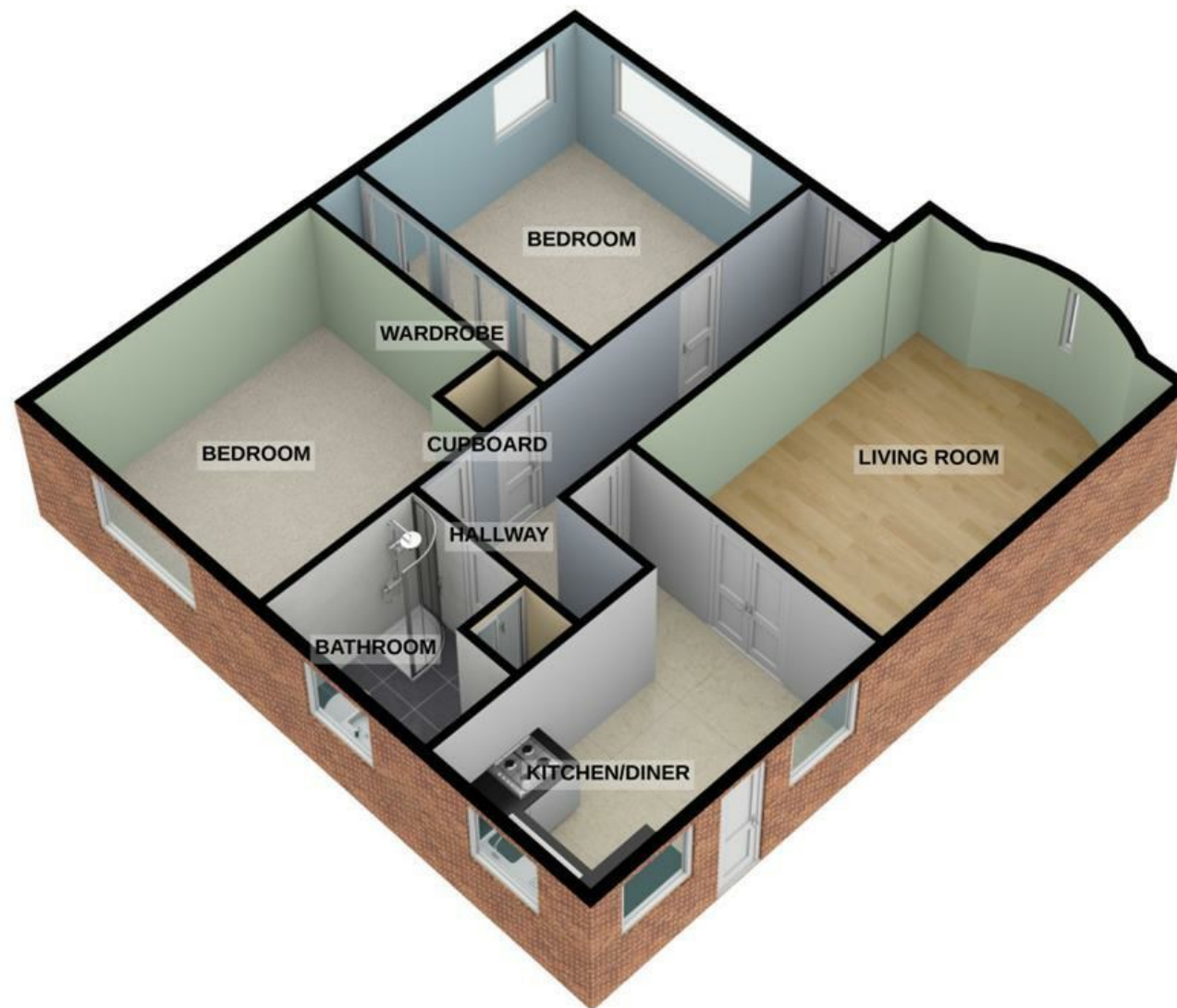
Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.





| Energy Efficiency Rating                                        |           | Current                 | Potential                                                                         |
|-----------------------------------------------------------------|-----------|-------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs                     |           |                         |                                                                                   |
| (92 plus) <b>A</b>                                              |           |                         | <b>83</b>                                                                         |
| (81-91) <b>B</b>                                                |           |                         |                                                                                   |
| (69-80) <b>C</b>                                                |           |                         |                                                                                   |
| (55-68) <b>D</b>                                                | <b>66</b> |                         |                                                                                   |
| (39-54) <b>E</b>                                                |           |                         |                                                                                   |
| (21-38) <b>F</b>                                                |           |                         |                                                                                   |
| (1-20) <b>G</b>                                                 |           |                         |                                                                                   |
| Not energy efficient - higher running costs                     |           |                         |                                                                                   |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC |  |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |           |                         |                                                                                   |
|                                                                 |           | Current                 | Potential                                                                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                         |                                                                                   |
| (92 plus) <b>A</b>                                              |           |                         | <b>83</b>                                                                         |
| (81-91) <b>B</b>                                                |           |                         |                                                                                   |
| (69-80) <b>C</b>                                                |           |                         |                                                                                   |
| (55-68) <b>D</b>                                                | <b>66</b> |                         |                                                                                   |
| (39-54) <b>E</b>                                                |           |                         |                                                                                   |
| (21-38) <b>F</b>                                                |           |                         |                                                                                   |
| (1-20) <b>G</b>                                                 |           |                         |                                                                                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |                                                                                   |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC |  |

GROUND FLOOR  
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 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.  
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