

HUNTERS[®]

HERE TO GET *you* THERE



St. Martins Crescent

Scawby, Brigg, DN20 9BQ

Asking Price £250,000



Council Tax: C



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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

With radiator and coving to ceiling. Doors giving access to:

KITCHEN DINER

18'6" x 8'10" with maximum dimensions (5.65m x 2.71m with maximum dimensions)
uPVC double glazed windows to the front and side elevations and uPVC double glazed entrance door to the side elevation, fitted kitchen comprising base, drawer, wall and larder units with complementary work surface and splashback, inset stainless steel sink and drainer with mixer tap, space for cooker and fridge freezer, provision for automatic washing machine, radiator and tiled flooring.

LOUNGE

17'10" x 12'9" to its maximum dimensions (5.44m x 3.91m to its maximum dimensions)
Double glazed window to the front elevation, radiator, coving to ceiling and fireplace housing closed fronted gas fire. Door giving access into:

INNER HALLWAY

With loft access, radiator and doors giving access to:

BEDROOM ONE

12'11" x 10'7" (3.95m x 3.25m)
uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM TWO

10'11" x 9'9" (3.35m x 2.99m)
uPVC double glazed patio doors to the rear elevation, radiator and coving to ceiling.

BEDROOM THREE

8'4" x 7'8" (2.55m x 2.34m)
uPVC double glazed window to the side elevation, radiator and coving to ceiling.

FAMILY BATHROOM

8'9" x 5'2" (2.69m x 1.60m)
uPVC double glazed window to the side elevation, suite comprising w.c, hand basin mounted in vanity unit, panel sided bath, tiled walls, chrome heated towel rail and airing cupboard housing the gas fired central heating boiler.

EXTERNALLY

To the front the garden is mainly set to lawn with planted borders, A driveway allows off road parking for multiple vehicles leading to the brick built Garage with up and over door, light and power, inspection pit and storage area. The rear garden has a block paved patio area, lawned garden and pathway leading to a further raised enclosed garden.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the North Lincolnshire Council we have been advised that the property is in Rating Band 'C'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM

Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

PROPERTY INFORMATION FORM

<https://app.coadjute.com/ent/share/dbd2407b-b2fb-4098-9b33-06f5d7ab7781>



Road Map



Hybrid Map



Terrain Map



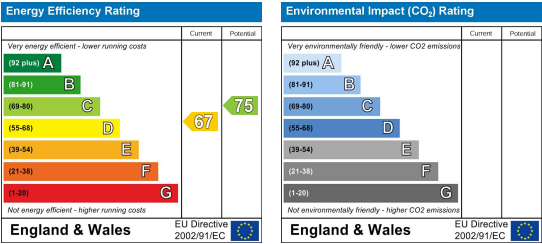
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.