



## 17 KINGFISHER CLOSE SCAWBY BROOK

A modern three storey, three bedroom town house with en suite facilities to the master bedroom and located on the popular Waters Edge development on the edge of Brigg and overlooking fields and the beck to the rear. The property has an integral garage, first floor lounge and a manageable enclosed rear garden. No onward chain.

**£175,000**

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**BROWN & CO**

Property and Business Consultants



# 27 KINGFISHER CLOSE, SCAWBY BROOK, BRIGG, NORTH LINCOLNSHIRE, DN20 9FN

## LOCATION

on the western fringes of Brigg with the town centre offering some comprehensive shopping, leisure and recreational facilities as well as schools for all age groups. Scunthorpe and Doncaster are also within comfortable driving distance with Humberside airport being located just off the M180. There are some good countryside walks accessible and the M180 in turn links to the wider motorway network. The A15 offers links to Hull and Lincoln.

## DIRECTIONS

From Brigg town centre head west onto the A18, continue for approximately 0.3 mile and opposite Aldi, turn right onto the Waters Edge development. Proceed onto Swift Drive and then take the second right onto Kingfisher Close and number 17 is on the left hand side.

## ACCOMMODATION

Half glazed composite door into

**ENTRANCE HALL** with side aspect double glazed window, small under stairs storage cupboard, spotlighting, stairs to first floor.

**SHOWER ROOM** side aspect obscure double glazed window, tile enclosed shower cubicle with mains fed shower attachment, pedestal hand basin with tiled splashback and low level wc, extractor.

**BEDROOM THREE/STUDY 9'0" x 8'2" (2.75m x 2.49m)** rear aspect double glazed window with views to garden and fields beyond, spotlighting.

**UTILITY ROOM** with half glazed door to garden, wall mounted Worcester gas fired central heating boiler, single stainless steel sink drainer unit with dark wood cupboards and drawer below, space and plumbing for washing machine, working surfaces, extractor.

**FIRST FLOOR GALLERY STYLE LANDING** front aspect double glazed window, secondary stairs to the second floor.

**LOUNGE 16'8" x 14'6" (5.11m x 4.45m)** maximum dimensions, rear aspect with double glazed picture window with views to the garden, beck and fields beyond. Polished wood fire surround with electric coal effect fire, TV point.

**KITCHEN 8'5" x 8'0" (2.60m x 2.47m)** front aspect double glazed window, good range of dark wood base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for dishwasher, integrated stainless steel electric oven with four ring gas hob and extractor above, space for upright fridge freezer, integrated wine rack, ample working surfaces, part tiled walls, spotlighting.

**SECOND FLOOR LANDING** side aspect double glazed window, access to roof void.

**MASTER BEDROOM 13'8" x 8'8" (4.19m x 2.67m)** rear aspect with double glazed window with views to garden, beck and fields, TV point, door to

**EN SUITE SHOWER ROOM** rear aspect obscure double glazed window, tile enclosed shower cubicle with bifold glazed screen, vanity unit with inset sink, mixer taps and cupboards below with shelving, white low level wc, shaver socket and extractor.

**BEDROOM TWO 11'0" x 11'6" (3.39m x 3.54m)** excluding recess, two front aspect double glazed windows, built in over stairs cupboard, airing cupboard with Range Tribune Duplex water system, raised stepped area which would make an additional wardrobe if needs be.

**FAMILY BATHROOM** side aspect obscure double glazed window, three piece white suite with panel enclosed bath with contemporary mixer tap, low level wc, vanity unit with inset sink and white cupboards below with mixer taps, part tiled walls, extractor.

## OUTSIDE

The front of the property has a tarmac drive with space for one car leading to **INTEGRAL SINGLE GARAGE** with up and over door with power and lighting. Pebbled area, path to the side giving access via a gate to the rear garden. The rear garden is fenced to all sides, full width paved patio, external water supply and lighting. Good area of lawn, circular patio with slate surround.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by North Lincolnshire Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

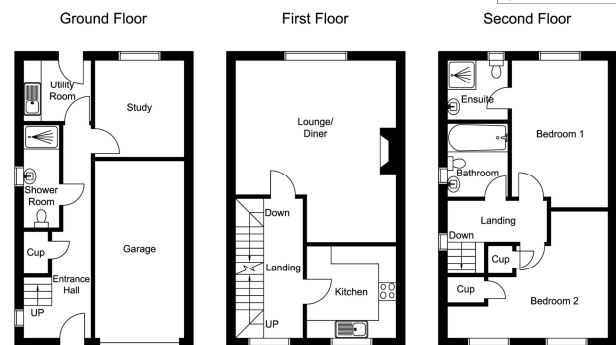
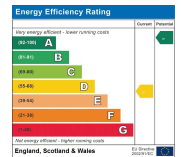
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to These particulars were prepared in January 2022.



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