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## 6 Mill Close, Scawby Brook

### GUIDE £110,000

A modern two bedroom semi-detached house, together with detached garage and enclosed garden. The property is situated within a popular residential area and would be an ideal first time buyer property or buy to let.

Living Room • Breakfast Kitchen • Two Double bedrooms • Bathroom • Detached Timber Garage • Enclosed Garden

#### LOCATION

The property is situated on the popular Riverside development within Scawby Brook which is located on the outskirts of the market town of Brigg. The town offers local shopping facilities, primary and secondary schooling, public houses, post office and shops. The town is within easy access to the M180 motorway giving access to the major employment areas of the region.



## 6 Mill Close, Scawby Brook, Brigg, North Lincolnshire, DN20 9LL

### ACCOMMODATION

#### Entrance Hall

Half glazed entrance door, radiator.

#### Living Room (4.27m x 2.97m)

Window to the front elevation, radiator, mahogany style fire surround with living flame gas fire inset.

#### Breakfast Kitchen (3.95m x 2.99m)

Sliding patio doors to the rear garden, window to the rear elevation, range of high and low level cupboard and drawer units incorporating a stainless steel sink, four ring gas hob, electric oven, plumbing for washing machine, 'Worcester' wall mounted gas central heating boiler, radiator, under stairs storage cupboard.

Landing with loft access.

#### Bedroom One (3.41m x 2.94m min)

Window to the front elevation, radiator, built-in wardrobe with sliding doors.

#### Bedroom Two (3.95m x 2.07m)

Window to the rear elevation, radiator.

#### Bathroom (1.95m x 1.68m)

Window to the side elevation, radiator, grey suite comprising: bath with 'Triton' electric shower over, w.c. and wash hand basin, part tiled walls.

### OUTSIDE

The property is approached over a concrete driveway leading to a detached timber garage with double front doors, side entrance door, power and lighting. The front garden is laid to lawn and is open plan.

To the rear of the property the enclosed garden is laid to lawn with shrub borders and fencing to the boundaries. There is a flagstone patio adjacent to the rear of the property.

### GENERAL REMARKS and STIPULATIONS

**Tenure and Possession:** The Property is freehold and vacant possession will be given upon completion.

**Council Tax:** We are advised by North Lincolnshire District Council that this property is in Band A.

**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 finalising 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.

**Agents Note:** Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 12.30pm.

**Viewing:** Please contact the Brigg office on 01652 654833.

**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, Brigg - 01652 654833.

These particulars were prepared in September 2018.



GROUND FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 615 SQ.FT. (57.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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