



20 KIRTON ROAD, GREETWELL, SCAWBY
£265,000

BROWN & CO

20 KIRTON ROAD, GREETWELL, SCAWBY, BRIGG, NORTH LINCOLNSHIRE, DN20 9PX

DESCRIPTION

A very well presented and modernised three bedroomed chalet style house with generous off road parking on a deceptively large plot.

LOCATION

Greetwell is a roadside hamlet of on the B1398 road. The nearest village is Scawby is a highly sought after commuter village on the periphery of the market town of Brigg and in the wider area of Scunthorpe.

Commuter links to the M18 and A15 and great village facilities make Scawby an excellent family destination.

DIRECTIONS

From our office in Brigg Town Centre, head east on Wrawby Street, then onto Queen Street, turn left onto Bigby Road, at the roundabout, take the 1st exit onto Wrawby Street/A18. At the next roundabout, take the 1st exit onto Ancholme Way. Then at the next roundabout, continue straight onto Scawby Road/B1206

Turn right at Black House Corner onto Brigg Road, continue onto Church Street, Turn right onto Vicarage Lane/B1207. Turn left onto Messingham Lane. Turn left onto Kirton Road/B1398 and the property will be found on the left hand side by our sale board.

ACCOMMODATION

Entered into via uPVC double glazed front door into

LOBBY intruder alarm system

ENTRANCE HALL with solid wood flooring, central heating radiator, LED spot lights and door through to

LIVING ROOM 11'10" x 11'10" (3.62m x 3.62m) with front aspect uPVC double glazed bay window, central heating radiator, ceiling mounted light, multi-fuel burning stove and tv point.



GROUND FLOOR WET ROOM recently refurbished with tiled flooring and tiled walls, PVC cladding, LED spotlights, vanity handwash basin with mixer tap and concealed flush wc, wall mounted chrome thermostatic shower, rear aspect double glazed frosted window, extractor fan, wall mounted heated towel rail. Door through to



KITCHEN DINING LIVING AREA 11'10" x 11'10" (3.62m x 3.63m) with multi-fuel burning stove, brick built fire place and ornate surround with tiled base, LED spot lights, dual aspect PVC double glazed windows, central heating radiator, opening through to



KITCHEN AREA 10'11" x 11'0" (3.34m x 3.36m) with uPVC double glazed French doors to rear garden, side aspect uPVC double glazed windows, a range of wall and base storage cupboards with space and plumbing for washing machine and dishwasher, clothes heater, space for four ring gas hob, complimenting worktops, Hotpoint stainless steel extractor over, tiled splash backs, inset porcelain sink with central mixer tap, space for fridge-freezer, door through to



CONSERVATORY 8'10" x 12'5" (2.70m x 3.80m) with central heating radiator, boiler cupboard, door through to rear garden, spot lights.



BEDROOM TWO 13'10" x 11'10" (4.24m x 3.62m) with front aspect uPVC double glazed bay fronted window, central heating radiator, ceiling mounted light and built-in storage wardrobes



BEDROOM THREE 8'0" x 11'10" (2.45m x 3.63m) with dual aspect uPVC double glazed windows, central heating radiator, ceiling mounted light and in-built storage cupboard.

FIRST FLOOR

LANDING with uPVC double glazed window, ceiling mounted light, inbuilt storage cupboard, door through to

BEDROOM ONE 11'11" x 11'10" (3.64m x 3.62m) with uPVC double glazed front aspect window, central heating radiator, LED spotlights.



BATHROOM with uPVC double glazed Velux window, white paneled bath with chrome shower over, central heating radiator, low level flush wc, hand wash basin with central mixer tap and vanity unit, LED spotlights, tile effect flooring.



OUTSIDE

To the front is a generously appointed garden mainly laid to lawn, well stocked with mature shrubbery and trees with a graveled driveway leading to a **detached garage/workshop 15'3" x 18'9" (4.66m x 5.73m)** with up and over door. To the rear is an attractive generous family garden, mainly laid to lawn with low maintenance aspects, well stocked borders with mature plants and shrubbery. Detached shed, low maintenance area with patio.



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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 D.

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.

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

Viewing: Please contact the Retford office on 01777 709112.

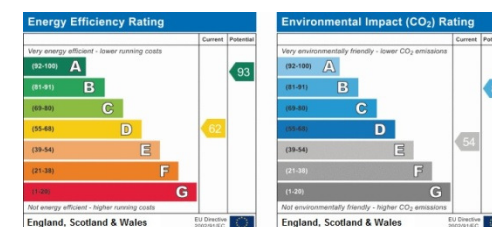
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in July 2019.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

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