



3 bed semi-detached house to buy in DN20

Sturton Villas, Scawby, Brigg, Lincolnshire, DN20 9DH

£115,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Traditional Family Home
- ✓ Reception Parking
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in a highly sought after residential area this traditional 3 bedroom semi detached house requires updating and redecoration throughout.

Enjoying good driveway parking the home includes a forward facing lounge opening to a dining area with extensively appointed kitchen beyond. The first floor bedrooms are served by a family bathroom. The home benefits from Pvcu double glazing and gas heating. There are gardens to both the front and rear of the property and it is offered with no onward chain.

Tenure: Freehold, Known building safety issues or planned/required works: none known Planning permissions: none known

ENTRANCE

A Pvcu door opens to a reception lobby with laminated floor, radiator and stair to first floor.

LOUNGE

4.24m x 3.99m (13'11" x 13'1")

A forward facing room with laminated floor, radiator and gas fire in modern surround. A square arch opens to dining area.

DINING AREA

4.94m x 2.43m (16'2" x 8'0")

With window to the side, radiator and laminated floor.

KITCHEN

3.08m x 4.07m (10'1" x 13'4")

Appointed with a good range of high and low light fronted units with woodgrain effect tops and including a sink unit with cupboards under, gas cooker, plumbing for an automatic washing machine, tiled floors, windows to two aspects, radiator and side door.

LANDING

Window to the side and access to the roof space.

BEDROOM 1

3.19m x 2.62m (10'6" x 8'7")

A forward facing room with radiator and wardrobe.

BEDROOM 2

3.51m x 2.54m (11'6" x 8'4")

A rear facing room with radiator and fitted cupboard.

BEDROOM 3

2.59m x 2.27m (8'6" x 7'5")

A rear facing room with radiator.

BATHROOM

1.69m x 1.84m (5'7" x 6'0")

Appointed with a suite in white to include enamel bath, low flush wc, pedestal wash hand basin and radiator.

OUTSIDE

The property is set back beyond a neat lawn and a gravel topped drive allows for 2 car parking. The drive continues to side and there is a corrugated metal store/workshop. The property is completed by a further lawn with deep ornamental pond (drained).

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Sturton Villas, Scawby, Brigg, Lincolnshire, DN20 9DH

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

