



Queens Court, Scawby, Brigg, DN20 9EL

£99,950



- FIRST FLOOR FLAT
- NO CHAIN
- THREE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM

- REAR GARDEN
- COUNTRYSIDE VIEWS TO REAR
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION
- RESIDENT PARKING
- COUNCIL TAX BAND: A EPC: C

BELL WATSON are proud to offer to the market with no upward chain, this well-presented first-floor apartment, ideally situated in the highly sought-after village of Scawby, near Brigg. Offering three good-sized bedrooms, a spacious lounge, a fitted kitchen and a modern three-piece bathroom, this property provides comfortable and versatile accommodation, making it an excellent choice for first-time buyers, investors or those looking to downsize. Enjoying attractive countryside views to the rear and benefiting from residents' parking, the property combines peaceful village living with convenient access to local amenities, excellent transport links and highly regarded schools. An early viewing is highly recommended to appreciate all that this fantastic home has to offer.



Located just north of Brigg, the highly sought-after village of Scawby offers the perfect balance of rural charm and modern convenience. The village benefits from a well-regarded primary school, village hall, public houses and picturesque countryside walks, while nearby Brigg provides a wider range of shops, supermarkets, cafés and leisure facilities. With excellent transport links via the M180 and A15, Scawby is an ideal location for those seeking peaceful village living with easy access to surrounding towns and cities.

ACCOMMODATION

Queens Court is a purpose-built development of apartments situated in the sought-after village of Scawby, near Brigg. Located on the first floor, this spacious apartment benefits from , electric storage heating and comfortable, low-maintenance living throughout.

KITCHEN 3.12 M X 2.46 M

The fitted kitchen is equipped with a range of base and wall-mounted units complemented by tiled splash backs and features a built-in electric oven and hob, a stainless steel one-and-a-half bowl sink and drainer, and under counter space and plumbing for a washing machine and fridge. A breakfast bar provides additional workspace with space beneath for bar stools, while a front-facing window allows plenty of natural light to fill the room. Finished with carpet tiles and a ceiling light.

LOUNGE 4.93 M X 2.87 M

The spacious rear-facing lounge enjoys pleasant open views over the surrounding countryside and garden through a large Georgian style window, creating a bright and relaxing living space. The room is finished with carpeted flooring, a wall-mounted electric storage heater and a ceiling light.

LANDING

The central landing is accessed via the staircase from the ground floor entrance and provides access to all living accommodation. Finished with carpeted flooring, it benefits from two useful storage cupboards and a ceiling light.

BEDROOM ONE 3.86 M X 2.87 M

Bedroom one is a generous double bedroom enjoying pleasant rear views over the surrounding countryside. The room is finished with carpeted flooring and benefits from a wall-mounted electric storage heater and a ceiling light.

BEDROOM TWO 3.10 M X 2.26 M

Bedroom two is positioned to the front of the apartment and features a bespoke built-in raised single bed with practical pull-out wooden storage drawers on wheels beneath, along with a built-in bookcase. Finished with a wall-mounted electric storage heater and ceiling light, this versatile room is ideal as a guest bedroom, home office or study.

BEDROOM THREE 3.86 M X 1.90 M

Bedroom three is a well-proportioned single bedroom positioned to the rear of the apartment, enjoying a pleasant outlook. The room is finished with carpeted flooring and benefits from a ceiling light.

SHOWER ROOM 2.26 M X 2.21 M

The modern, fully tiled shower room is fitted with a three-piece suite comprising a walk-in shower cubicle, a built-in vanity unit incorporating a hand wash basin and low-level flush WC. The room is finished with carpeted flooring and benefits from a ceiling light.

STEP OUTSIDE

o the front of the property, there is residents' parking together with a paved pathway leading to the front entrance and continuing around to the rear garden. The rear garden is predominantly laid to lawn and complemented by well-stocked planted borders, a hedged boundary and enjoys open views across the surrounding countryside, creating an attractive outdoor space to relax and unwind.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are included within the sale of the property. The vendor will also be leaving the washing machine and selected curtains, which are included in the sale.

SERVICES (NOT TESTED)

Mains electricity, water and drainage are understood to be connected to the property. The property is heated via electric storage heaters.

COUNCIL TAX BAND

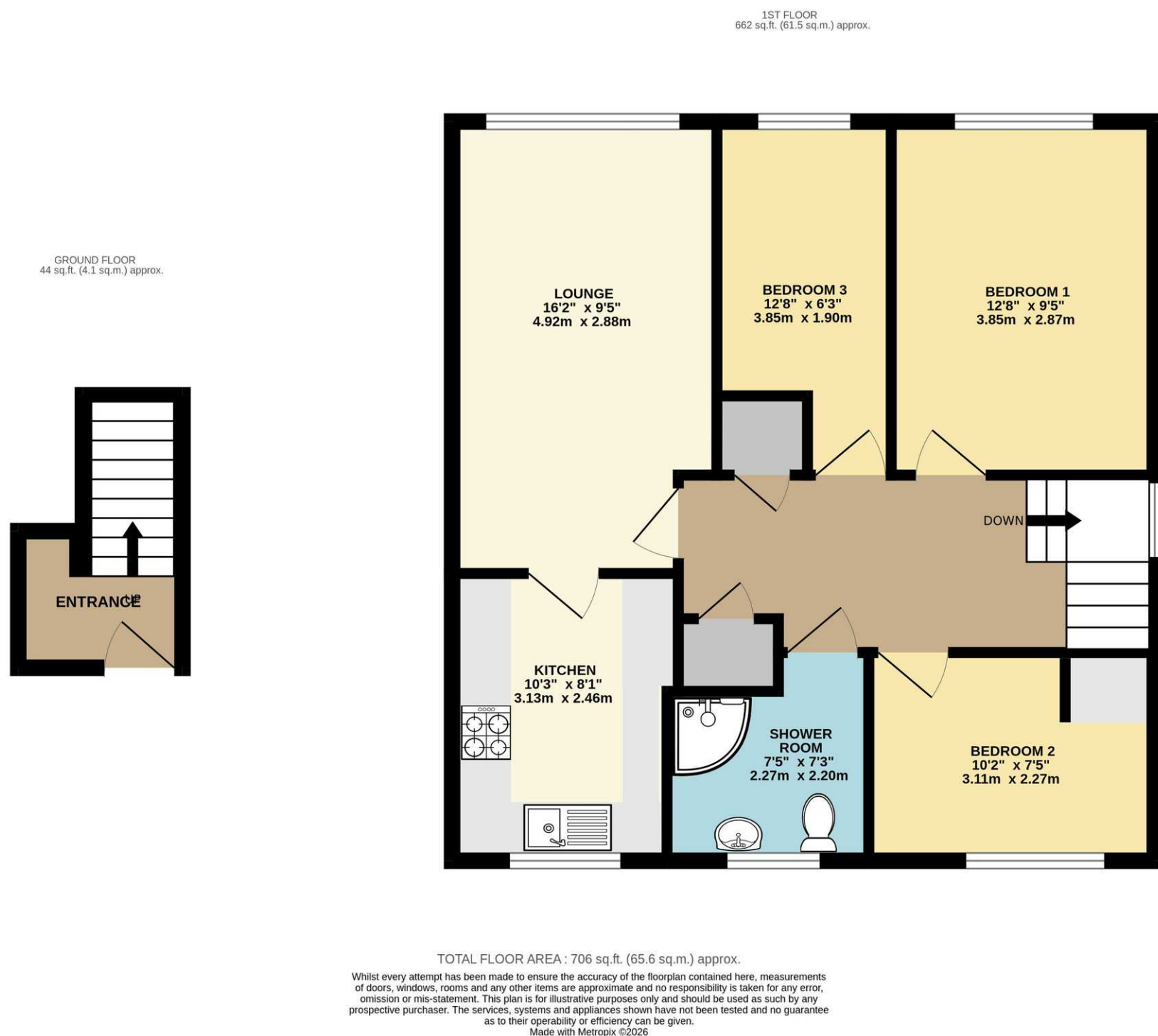
The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.

TENURE

We are advised that this property is leasehold, with an annual service charge of approximately £387 and an annual ground rent of £120. Prospective purchasers are advised to verify these details with their solicitor prior to exchange of contracts.







PROPERTY MISDESCRIPTION

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