





STUNNING MOVE IN READY, THREE BEDROOM MODERN DETACHED HOME IN SCAWSBY WITH SUMMER HOUSE. The stunning contemporary finish throughout offers a family, the perfect house that will impress all. A prime location with easy access to the A1M, local school within walking distance and a range of local amenities. You will not be disappointed when you see this delightful home in a sought after family location. In brief the house comprises of entrance hallway, WC, living room, kitchen/dining area, stairs, landing, master bedroom with en-suite shower room, two further bedrooms, bathroom, off street parking and lovely landscaped gardens with summer house included. **DO NOT MISS THIS ONE.**



ENTRANCE HALL

6' 10" x 17' 10" (2.09m x 5.45m) On entering this property you will be impressed by the standard of the decor and finish, with front facing double glazed frosted door leading to the entrance hallway, front facing double glazed window, radiator, door to the WC, radiator, storage cupboard and stairs to the first floor landing.

WC

3' 1" x 6' 9" (0.95m x 2.06m) Benefitting from a low flush WC, wash hand basin, radiator and a side facing double glazed frosted window.

LIVING ROOM

17' 5" x 14' 6" (5.33m x 4.44m max) Superb living space overlooking the garden with access via the rear facing double glazed French doors to the garden, rear facing double glazed window, two radiators and a television point.

KITCHEN/DINER

10' 3" x 15' 3" (3.13m x 4.66m) Stunning kitchen/dining area with a range of modern fitted kitchen units at both eye and base level, square edge work surfaces incorporating a single and half bowl sink with drainer unit, four ring electric hob with extractor fan above, single electric oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, radiator, spotlights to the ceiling, radiator and a front facing double glazed window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 4" x 9' 6" (1.95m x 2.91m) Providing access to all bedrooms/bathroom, loft access point with a drop down ladder, storage cupboard, radiator and a side facing double glazed window.

MASTER BEDROOM

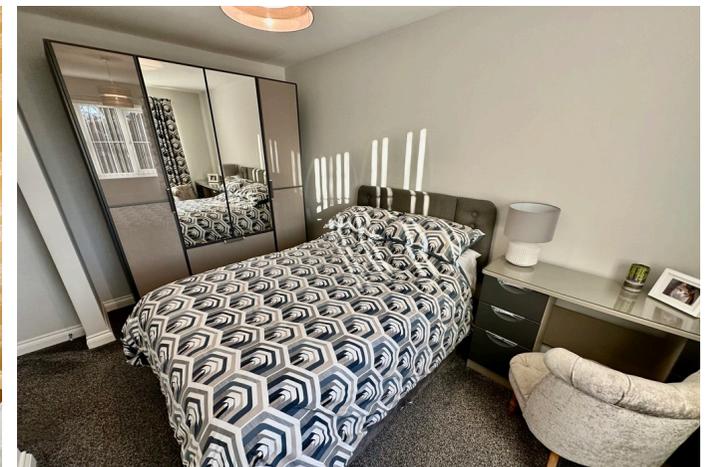
10' 7" x 16' 2" (3.25m x 4.93m) Beautifully presented master bedroom with en-suite shower room, rear facing double glazed window, radiator and door to the en-suite.



ENSUITE

5' 8" x 4' 10" (1.75m x 1.48m) Fabulous en-suite comprising of a low flush WC, wash hand basin, shower cubicle, radiator, partially tiled walls, extractor fan and a rear facing double glazed frosted window.







BEDROOM

8' 9" x 13' 8" (2.67m x 4.18m) Spacious second bedroom with front facing double glazed window and a radiator.

BEDROOM

8' 4" x 8' 11" (2.56m x 2.74m) Positioned at the front of the property with front facing double glazed window and a radiator.

BATHROOM

Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath, partially tiled walls, heated towel radiator and a side facing double glazed frosted window.



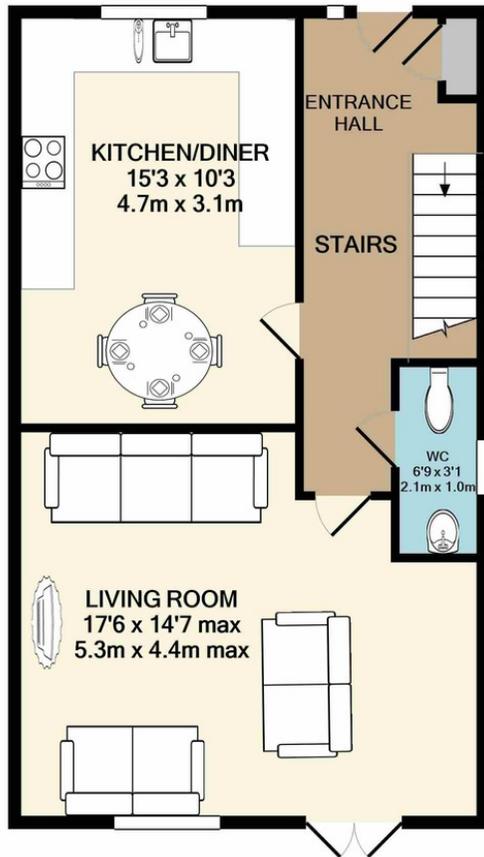
FRONT GARDEN & DRIVEWAY

Double gates lead to the off street parking on the paved driveway, wall enclosure with wrought iron style railings, small gravelled area and side access gate to the rear garden.

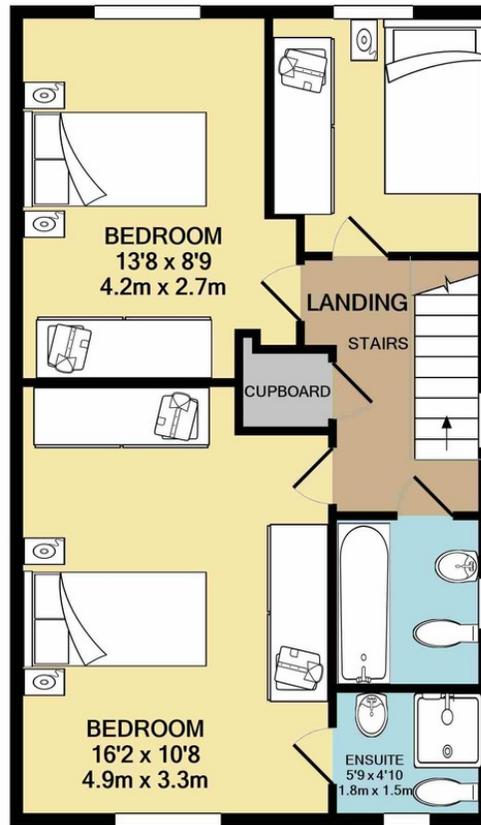
REAR GARDEN & SUMMER HOUSE

Lovely landscaped rear garden with central lawn, two paved patio areas, shed, summer house included and a fence enclosure.





GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.2 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



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		