



4 Westminster Road, BROUGHTON, DN20 0AZ

New £239,950



- Refurbished Throughout
- Solid Bespoke Kitchen
- Extensive Off Road Parking
- Enclosed Rear Garden
- uPVC Double Glazing
- Fantastic Location
- Two Double Bedrooms
- Detached Garage
- Gas Central Heating

Bell Watson are pleased to market this fully renovated, well presented and maintained detached bungalow on the outskirts of Broughton. The bungalow briefly comprises a spacious central hallway, a lounge dining room, a solid bespoke kitchen, two double bedrooms and a bathroom. Externally you will find off road parking for a number of vehicles leading to a detached garage and enclosed, low maintenance rear garden. Gas central heating and uPVC double glazing throughout.



LOCATION

The property is located within the town of Broughton which offers local shops, pre-school and primary schooling, public houses, public transport connections, church, leisure centre, sports ground and village hall with adjoining library. With the market town of Brigg located 5 miles away offering further shopping facilities, restaurants, public houses and secondary schooling. M180, Humberside International Airport and the Humber Bridge road link are all close by for commuting purposes.

HALL

Enter the bungalow via the composite front door into a spacious central hallway with built in floor to ceiling storage cupboards. There is a pendant light and loft access to the ceiling, a central heating radiator and wood effect cushion flooring.

LOUNGE DINING 4.95m (16' 3") x 3.82m (12' 6")

Situated to the front of the property with ample space for a dining table and has a uPVC double glazed window, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring. The lounge is open plan through to the kitchen.

KITCHEN 4.25m (13' 11") x 3.13m (10' 3")

A beautiful bespoke, solid kitchen provides a range of wall and base units fitted with wood effect counter tops having tiled splash backs. The kitchen incorporates a composite sink with chrome mixer tap, an integrated electric oven and gas hob with extractor over. There is an under counter recess and plumbing for a washing machine, a free standing breakfast bar, a uPVC double glazed window to the side aspect, two light fittings and coving to the ceiling, uPVC double glazed french doors to the rear garden, a central heating radiator and wood effect cushion flooring.

BEDROOM ONE 3.29m (10' 10") x 3.50m (11' 6")

To the rear of the property with uPVC double glazed window, pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.50m (11' 6") x 3.19m (10' 6")

To the front of the property with uPVC double glazed window, pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BATHROOM 2.40m (7' 10") x 1.60m (5' 3")

A modern three piece suite comprising a double ended bath tub having a mains shower with rainfall shower head over and fully tiled surround, a pedestal wash basin and close coupled WC. There is a chrome central heated towel rail, a uPVC obscure double glazed window to the rear aspect, coving and light fitting to the ceiling and cushion flooring.

OUTSIDE

The front of the bungalow is block paved and gravelled providing off road parking. The hard standing driveway leads to the detached garage and gated, fully enclosed rear garden which is mainly laid to lawn with a slabbed patio, a barked raised border. There is a timber shed and summer house.

SUMMER HOUSE 2.70m (8' 10") x 2.01m (6' 7")

GARAGE 4.90m (16' 1") x 2.61m (8' 7")

With up and over to the front, a uPVC double glazed window, lighting and electricity.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

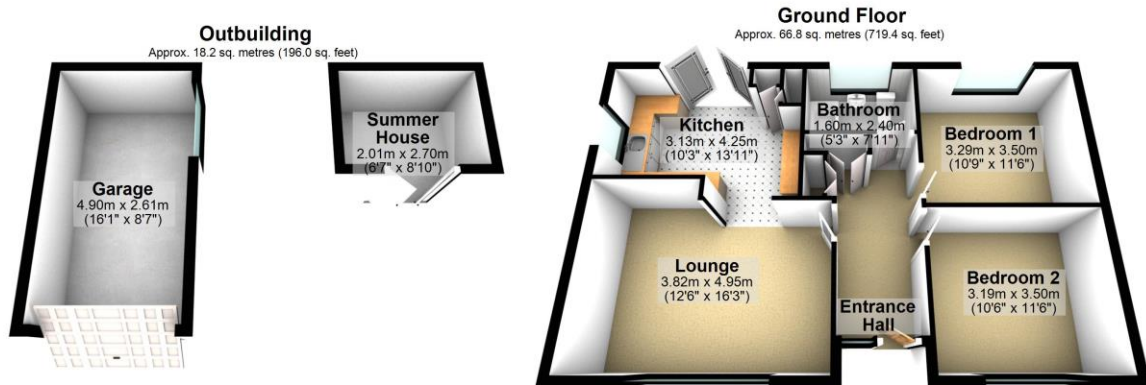
FIXTURES AND FITTINGS

All built in appliances, light fittings and floor coverings are to be included within the sale of the property.

COUNCIL TAX

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





Total area: approx. 85.0 sq. metres (915.5 sq. feet)

PROPERTY MISDESCRIPTION

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