



3 Rue De Nozay, BROUGHTON, DN20 0TZ

New £270,000



- Fully Renovated
- Three Reception Rooms
- Ground Floor WC
- En-suite to Master
- Off Road Parking
- Spacious Family Home
- Well Appointed Modern Kitchen
- Four Bedroom
- Integral Garage

Bell Watson are thrilled to market this FULLY RENOVATED detached family home ideally located in the popular location of Broughton. The property is fully alarmed and briefly comprises, entrance hall, front facing lounge, dining room, kitchen, additional reception room and WC to the ground floor with the first floor serving FOUR BEDROOMS with en-suite to the master and family bathroom. There is an integral garage, off road parking and a well maintained, low maintenance enclosed rear garden. View now, this property will be snapped up fast!



LOCATION

The property is located in a quiet, well-regarded cul-de-sac within the very popular town of Broughton which offers local shops, pre-school and primary schooling, public houses, public transport connections, church, sports ground and village hall with adjoining library. With the market town of Brigg located 5 miles distant 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.

ACCOMMODATION

Arranged over two floors, fully renovated and extended to the rear.

ENTRANCE

Enter the property via the uPVC double glazed front door into the entrance hall having a pendant light and coving to the ceiling, a central heating radiator and alarm control panel.

LOUNGE 4.23m (13' 11") x 3.80m (12' 6")

A spacious main reception room enjoying a three sectional uPVC double glazed bow window to the front on the property, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring. An archway is open to the dining room.

DINING ROOM 2.89m (9' 6") x 2.40m (7' 10")

With a pendant light and coving to the ceiling, a central heating radiator, timber french doors to the garden room, an open arch to the kitchen and tiled effect cushion flooring.

KITCHEN 5.02m (16' 6") x 2.89m (9' 6")

A newly fitted Howdens kitchen provides a range of light grey, high gloss wall and base units fitted with complementary worktops and a 1.5 stainless steel sink with chrome mixer tap over. The kitchen incorporates multiple integrated appliances to include a Neff electric oven, a gas hob with stainless steel extractor over, a dishwasher and fridge along with under counter space having plumbing and ventilation for a washing machine and tumble dryer with cupboard fronts. There are two light fittings and coving to the ceiling, two uPVC double glazed windows to the rear aspect and a uPVC obscure double glazed external door to the garden, a central heating radiator and tiled effect cushion flooring.

GARDEN ROOM 4.19m (13' 9") x 3.41m (11' 2")

A fantastic addition to the property having uPVC double glazed windows to the side aspect, uPVC double glazed french doors opening to the rear garden and Velux windows to the ceiling along with a ceiling fan light. There is a central heating radiator and laminate flooring.

CLOAK ROOM

Located off the dining room this is an ideal space for storing coats and shoes and leads to the ground floor WC. There is an automatic spotlight and coving to the ceiling and wood effect laminate flooring.

GROUND FLOOR WC

Providing a wash basin with tiled splash back and under store cupboard and a close coupled WC. There is a spotlight and coving to the ceiling, a chrome central heating towel rail and wood effect laminate flooring.

LANDING

Climb the carpeted stairs to the first floor landing having a pendant light, coving and loft access to the ceiling.

MASTER BEDROOM 5.21m (17' 1") x 2.64m (8' 8")

To the front of the property benefiting from built in wardrobes, having a pendant light, coving and loft access to the ceiling, a uPVC double glazed window to the front and side elevations, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 2.64m (8' 8") x 1.91m (6' 3")

A modern and fully tiled suite comprises and walk in enclosure fitted with mermaid boarding and mains shower, a pedestal wash basin and close coupled WC. There is light fitting to the ceiling, a uPVC obscure double glazed window to the rear elevation, two chrome central heated towel rails and wood effect cushion flooring.

BEDROOM TWO 3.81m (12' 6") x 2.89m (9' 6")

Enjoying a range of built in bedroom furniture having a pendant light and coving to the ceiling, a uPVC double glazed window to the front aspect, a central heating radiator and carpeted flooring.

BEDROOM THREE 3.31m (10' 10") x 2.89m (9' 6")

Having a pendant light and coving to the ceiling, a uPVC double glazed window to the rear elevation, a central heating radiator and carpeted flooring.

BEDROOM FOUR 2.72m (8' 11") x 2.03m (6' 8")

Ideal use for a nursery or home office this forth bedroom is located to the front of the property having a pendant light and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring. A built in bulk head cupboard houses the immersion heater.

BATHROOM 1.91m (6' 3") x 1.78m (5' 10")

A modern three piece suite incorporates a bath having a mains shower with rainfall shower head over, fitted with mermaid board surround, a pedestal wash basin and close coupled WC. There is a uPVC obscure double glazed window to the rear elevation, a light fitting and coving to the ceiling, a central heated towel rail and tiled effect cushion flooring.

INTEGRAL GARAGE 5.28m (17' 4") x 2.64m (8' 8")

Fitted with an up and over door to the front, strip lights to the ceiling and power points. The condensing boiler is located in here.

OUTSIDE

A fully enclosed via a secure side gate and fencing rear garden provides two timber sheds with power and is low maintenance, currently fitted with astro turf. There are flagged patio areas, blue slated borders, outside power points, lighting and a cold water tap. There is a block paved driveway providing parking for two vehicles and the front garden is covered with blue slate and gravel.

FIXTURES AND FITTINGS

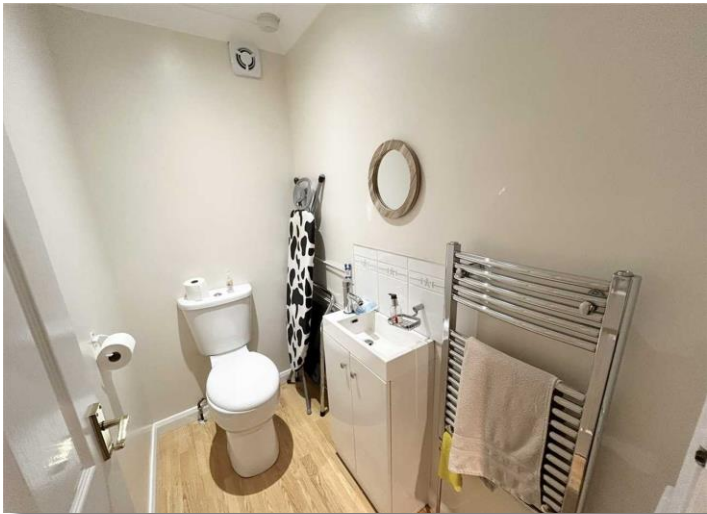
All integrated appliances, light fittings, blinds and floor coverings are to be included within the sale of the property.

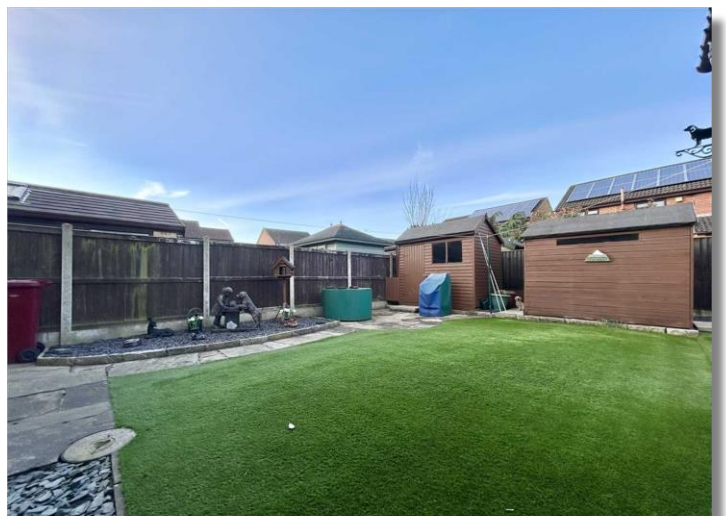
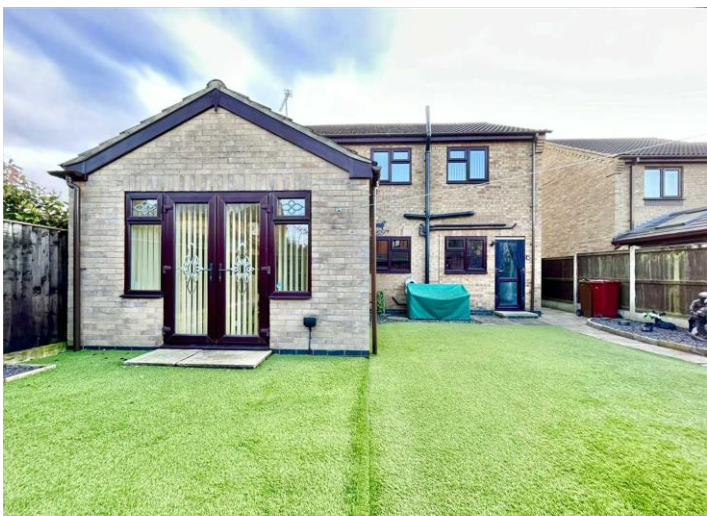
SERVICES (not tested)

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

COUNCIL TAX

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







PROPERTY MISDESCRIPTION

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