



87A High Street, BROUGHTON, DN20 0JR

New £315,000



- Well Proportioned Larger than Expected
- Extended
- Traditional Style and Bright Kitchen
- Two or Three Reception Rooms
- Plenty of Off Road Parking
- High Standard Throughout
- Option for a Forth Bedroom
- Two Shower Rooms
- Large Conservatory



Bell Watson are excited to market for sale this larger than expected THREE or FOUR bedroomed detached bungalow. Having been extended to a high standard this property provides an abundance of space with a bright and airy feel throughout. The bungalow is centrally located in Broughton and set back from the road offering a vast amount of off road parking. The property briefly comprises an entrance porch, hallway, two or three reception rooms, a breakfasting kitchen, a large conservatory, three or four bedrooms and two shower rooms. Outside you will find a driveway leading to a garage and fully enclosed and private rear garden.



## **LOCATION**

The property is located in 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 the ground floor having been extended to a high standard.

### **PORCH 2.70m (8' 10") x 1.45m (4' 9")**

Enter the property via the composite front door into a well proportioned porch provides plenty of space to store coats and shoes. There is a pendant light to the ceiling, tiled flooring and an addition external uPVC door into the main hallway.

### **HALL 6.02m (19' 9") x 3.46m (11' 4") max**

A spacious central hallway has wall light fittings, coving, light fitting and loft access to the ceiling, a central heating radiator, a built in storage cupboard and wood effect laminate flooring.

### **LOUNGE 4.49m (14' 9") x 4.46m (14' 8")**

An open plan lounge diner enjoys a log burner effect electric fire set within a brick surround, a uPVC double glazed bay window to the side aspect, wall lighting, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring. An archway is open to the dining area.

### **KITCHEN 4.47m (14' 8") x 3.54m (11' 7")**

A traditional style kitchen is fitted with a range of cream wall and base units having butcher block counter tops with tiled splash backs and a central island with breakfast bar. The kitchen incorporates a 1.5 ceramic sink with chrome mixer tap, an integrated fridge freezer, dishwasher, electric double oven and 5 ring gas hob with extractor over. There are spotlights and coving to the ceiling, a uPVC double glazed window to the rear aspect, a central heating radiator and tiled effect cushion flooring.

### **DINING ROOM 3.51m (11' 6") x 3.40m (11' 2")**

The carpeted flooring continues from the lounge into the dining area where there is a uPVC double glazed bay window to the side aspect, a light fitting and coving to the ceiling and a central heating radiator.

### **SECOND RECEPTION/FORTH BEDROOM 5.25m (17' 3") x 3.27m (10' 9")**

An extension to the property currently being used as a craft room, this versatile space can also be used as a fourth bedroom. There is a vaulted ceiling with a Velux window and two pendant lights, a uPVC double glazed window to the front aspect, a central heating radiator and wood effect laminate flooring.

### **CONSERVATORY/UTILITY AREA 5.30m (17' 5") x 3.04m (10' 0")**

Another excellent addition and versatile space to the bungalow is this well appointed conservatory. The ceiling is fitted with Velux windows and a ceiling light with fan. There are built in units with worktops having under counter recess and plumbing for a washing machine and tumble dryer. There is a central heating radiator and ceramic tiled flooring. A uPVC external door takes you to the rear garden.

### **MASTER BEDROOM 3.90m (12' 10") x 3.22m (10' 7")**

Fitted with built in wardrobes, a pendant light and coving to the ceiling, a uPVC double glazed window to the rear aspect, a central heating radiator and carpeted flooring.

### **WET ROOM 2.37m (7' 9") x 1.66m (5' 5")**

A fully tiled wet room fitted with walk in shower having rainfall and hand held shower heads, a vanity sink with chrome mixer tap and storage and a close coupled WC. There is a uPVC obscure double glazed window to the side aspect, spotlights to the ceiling, a chrome central heating towel rail, tiled flooring and built in airing cupboard.

### **BEDROOM TWO 3.61m (11' 10") x 3.06m (10' 0")**

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

### **BEDROOM THREE 3.46m (11' 4") x 2.16m (7' 1")**

Fitted with built in wardrobes, a pendant light and coving to the ceiling, a uPVC double glazed window to the front aspect, a central heating radiator and carpeted flooring.

### **SHOWER ROOM ONE 2.23m (7' 4") x 2.35m (7' 9")**

A fully tiled suite is fitted with a corner electric shower enclosure, and a vanity unit incorporating a wash basin with chrome mixer, WC and built in storage. There is a uPVC obscure double glazed window to the side aspect, spotlights to the ceiling, a central heating radiator and tiled flooring.

### **GARAGE 5.54m (18' 2") x 3.42m (11' 3")**

Having an electric roll door to the front, a uPVC external door to the side. Fitted with lighting and power points.

## **OUTSIDE**

There is a large driveway providing plenty of off road parking to the front with the rear garden being fully enclosed and secure via fencing. The rear garden is an absolute sun trap where you will find concrete hard standing which could be used for additional parking if needed. A patio area, lawn, flowered borders having mature and well established plants and shrubs and a timber summer house. There is outside lighting, water tap and power points.

## **FIXTURES AND FITTINGS**

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

## **SERVICES (not tested)**

Mains, 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 D as confirmed by North Lincolnshire Council













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