



**Norton, 3A Chapel Road, Brigg
Lincolnshire DN20 0HW
£280,000**

****NEW BUILD** ** FREEHOLD **** The rare opportunity has arisen to purchase this fantastic quality new build property located on a quiet cul de sac off the High Street in the always popular village of Broughton. A four bedroom detached property spread over three floors, this home is absolutely ideal for a family boasting four great sized bedrooms and spacious open plan living on the ground floor along with off road parking and private rear garden externally. Currently in the early stages of construction and due for completion Autumn 2021, this property still has opportunity for personalisation giving any prospective buyer the chance to make this unique home even more tailored to them.* Located close to the many local amenities in Broughton as well as transport links further afield to nearby Brigg, Scunthorpe and m180 motorway, enquiries being taken now.

Council Tax Band: C


*At builders discretion if bought before building completion. Site and property images are for illustration purposes only.



- Hall
- Kitchen10'0" x 9'6" (3.05 x 2.91)
- L Shaped Living Room16'6" x 15'4" (5.04 x 4.68)
- WC5'0" x 6'9" (1.54 x 2.07)
- First Floor Landing
- Bedroom One14'5" x 9'6" (4.40 x 2.90)
- Bedroom Two10'11" x 9'6" (3.34 x 2.90)
- Bathroom6'11" x 6'5" (2.13 x 1.96)
- Study6'11" x 6'9" (2.13 x 2.07)
- Second Floor Landing
- Bedroom Three13'1" x 8'11" (4.01 x 2.73)
- Bedroom Four9'6" x 8'11" (2.90 x 2.73)
- Store

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small> 			England & Wales <small>EU Directive 2002/91/EC</small> 