



**39 Appleby Gardens
Broughton, DN20 0BA
£235,000**

Bella
properties

For sale is this beautifully maintained, three bedroom detached bungalow located on Appleby Gardens in Broughton, ideally suited for couples or small families. This home offers three well-proportioned bedrooms, two bathrooms, a spacious living room and open plan kitchen and dining room. Externally, there is off road parking and well maintained gardens to both the front and rear.

Nestled within a peaceful neighbourhood, this property boasts easy access to local amenities including shops, pubs, doctors surgery, local schools and transport links to further afield and is a short drive from nearby Scunthorpe, Brigg and the M180 motorway. Sold with no ongoing chain for ease of purchase, viewings are now available on this lovely home and come highly recommended!



Hallway

Entrance to the property is via the side door and into the hallway. Vinyl effect tiled flooring with central heating radiator and internal doors leading to the living room, dining room, three bedrooms and storage cupboard.

Living Room 12'6" x 17'6" (3.83 x 5.35)

Carpeted with central heating radiator, log burning stove set on brick surround and wooden bay window facing to the front of the property.

Kitchen 8'5" x 9'5" (2.59 x 2.89)

Open plan with the dining room. Vinyl effect tiled flooring with coving to the ceiling and wooden window facing to the front of the property. Base height and wall mounted units with complimentary wooden effect laminate counters, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated stainless steel sink and drainer with space and plumbing for white goods.

Dining Room 8'6" x 9'5" (2.61 x 2.89)

Tiled flooring with coving to the ceiling, central heating radiator and wooden window facing to the side of the property.

Bedroom One 11'5" x 9'0" (3.48 x 2.76)

Carpeted with coving to the ceiling, central heating radiator and wooden window facing to the rear of the property.

En-Suite

Vinyl effect tiled flooring with part tiled walls, heated towel rail and wooden window facing to the side of the property. A three piece suite consisting of shower cubicle with electric shower, sink with vanity unit and toilet.

Bedroom Two 10'7" x 9'8" (3.23 x 2.95)

Carpeted with coving to the ceiling, central heating radiator and wooden window facing to the rear of the property.

Bedroom Three 6'9" x 9'4" (2.06 x 2.87)

Carpeted with central heating radiator and wooden window facing to the side of the property.

Bathroom 9'5" x 6'8" (2.89 x 2.05)

Tiled flooring with part tiled walls, central heating radiator, built in airing cupboard and wooden window facing to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a lawned garden with a driveway offering off road parking. The driveway leads to the car port and rear garden. The rear garden is laid to lawn with established shrubs and borders, and patio seating area.

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.





Floor Plan



Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

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