

FOR SALE
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98 Appleby Lane
Broughton, DN20 0AY
£199,950

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**** NO CHAIN **** Bella Properties are delighted to bring to the market for sale this two bedroom detached Dorma bungalow located in the popular village of Broughton. Located close to many local amenities within Broughton including schools and shops, as well as transport links further afield to nearby Scunthorpe and the M180 motorway, this home is located in a prime position.

Boasting two double bedrooms, two bathrooms, a conservatory, a spacious lounge/diner and well kept gardens, this home comes with huge potential and with a layout which has plenty of opportunities to make your own!

Viewings come highly recommended to appreciate this home and are available by appointment only.



Hallway 5'7" x 12'8" (1.72 x 3.87)

Entrance to the property is via the front uPVC door and into the hallway. Internal doors lead to the lounge/diner, kitchen and understairs storage cupboard. Stairs lead to the first floor accommodation.

Lounge/Diner 23'10" x 12'7" (7.27 x 3.85)

Wooden flooring with coving to the ceiling, two central heating radiators and open fireplace set on brick surround. Two uPVC windows face to the side of the property, further uPVC window faces to the front of the property and uPVC French door leads to the rear garden.

Kitchen 14'2" x 10'6" (4.34 x 3.21)

Laminate flooring with central heating radiator and uPVC window faces to the rear of the property. Base height and wall mounted wooden units with complimentary counters, tiled splashbacks and integrated sink and drainer.

Conservatory/Utility 6'5" x 10'7" (1.96 x 3.23)

Carpeted with central heating radiator, space and plumbing for washer and dryer and uPVC windows and door lead to the rear.

Shower Room 4'0" x 7'0" (1.24 x 2.14)

Vinyl effect flooring with heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, sink with vanity unit and toilet.

Landing

Internal doors lead to the two bedrooms, bathroom and storage cupboard.

Bedroom One 14'6" x 12'9" (4.42 x 3.9)

Carpeted with central heating radiator, built in wardrobes and uPVC windows face to the front and side of the property.

Bedroom Two 10'9" x 11'8" (3.28 x 3.57)

Carpeted with central heating radiator and uPVC windows face to the front and side of the property.

Bathroom 5'8" x 8'5" (1.73 x 2.57)

Vinyl effect flooring with part tiled walls, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

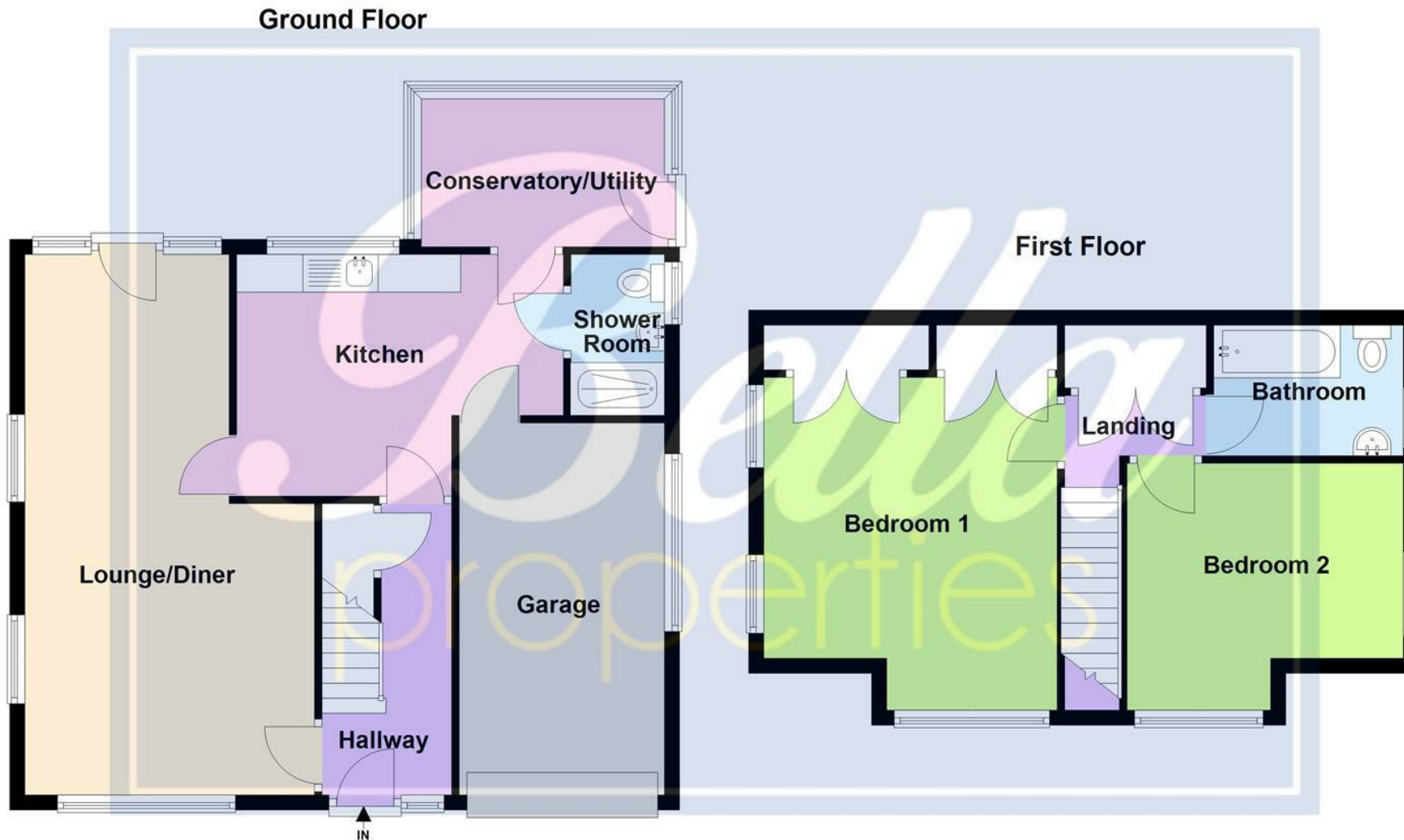
To the front of the property is a well presented lawned garden with established shrubs, and a driveway for off road parking which leads to the integral garage which measures 4.94m x 2.73m. Access to the rear is down both sides of the property to the rear garden which is low maintenance and paved, with two storage sheds.

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.







Total area: approx. 108.7 sq. metres

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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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC