



Louise Oliver
Properties

£225,000

Millers Way, DN20 0DE



2

Bedrooms



1

Bathroom

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NO FORWARD CHAIN - DETACHED BUNGALOW

Louise Oliver Properties proudly presents this beautifully maintained detached bungalow, tucked away in a quiet cul-de-sac in the sought-after village of Broughton. Boasting an impressive EPC rating of A, triple-glazed windows, and a modern Worcester boiler, the home offers both comfort and efficiency. Features include a spacious lounge, two double bedrooms, a stylish bathroom, and a well-equipped kitchen diner. Outside benefits include a double driveway, extended parking, a detached garage, and a private east-facing garden. Ideally located close to local amenities with excellent transport links nearby.

Spacious & Energy-Efficient Detached Bungalow in Sought-After Broughton Village

Louise Oliver Properties is delighted to bring to market this beautifully presented detached bungalow, nestled in a quiet cul-de-sac within the highly desirable village of Broughton, Lincolnshire. Enjoying the privacy of a private road setting, the property boasts exceptional energy efficiency with an EPC rating of A, triple-glazed uPVC windows, and a modern Worcester gas combination boiler.

Externally, the home offers excellent kerb appeal with a double driveway to the front and gated side access leading to an extended rear driveway and a detached brick-built garage—ideal for multiple vehicles and secure storage.

Entering the property via a composite side door, you are welcomed into a generous reception hall with built-in storage and access to all principal rooms. The spacious lounge to the front aspect features a charming bay window and a gas fire, creating a cosy and light-filled living space.

The primary bedroom, a generous double, is situated at the front of the property and benefits a peaceful outlook thanks to the property's secluded location. The second double bedroom enjoys views over the east-facing rear garden.

The bathroom is well-appointed with a new three-piece suite, including a panelled bath with mains-fed shower over, vanity hand basin, and concealed waste WC.

A well-designed kitchen diner offers practical and stylish space, complete with wood-fronted wall and base units, a built-in oven, hob, and extractor, and dual-aspect triple-glazed windows. A breakfast bar offers casual dining space, perfect for everyday use.

To the rear, the east-facing garden provides a tranquil outdoor space, featuring a paved sun terrace, well-established lawn with water feature, and multiple external storage options. The extended driveway continues through to the detached garage, offering plentiful parking for both small and large vehicles.

Ideally located, this rural retreat is within walking distance of local amenities including a convenience store, pharmacy, and public transport links. The nearby towns of Scunthorpe and Brigg are a short drive away, with easy access to the national motorway network within just five minutes.

Lounge

Lounge positioned to the front aspect, featuring a uPVC bay window, gas fire with surround, radiator, and ceiling light point.

Kitchen

The kitchen enjoys views over the rear garden with dual aspect uPVC windows, and is fitted with wood-fronted wall and base units, a central kitchen bar/island, and a composite one and a half sink with drainer. Additional features include a built-in gas hob and oven with extractor hood over, space for freestanding white goods, wall-mounted Worcester gas combination boiler, and a radiator for added comfort.

Bathroom

Newly fitted three-piece bathroom suite comprising a panelled bath with over-bath mains-fed shower, concealed waste toilet, and a two-door vanity hand basin with concealed waste. Finished with modern PVC wall panels, the bathroom also features an extractor fan, radiator, obscure glazed uPVC window, and ceiling light.

Bedroom One

Spacious double bedroom featuring a front aspect uPVC window, radiator, and ceiling light.

Bedroom Two

Spacious double bedroom featuring a rear aspect uPVC window, radiator, and ceiling light.

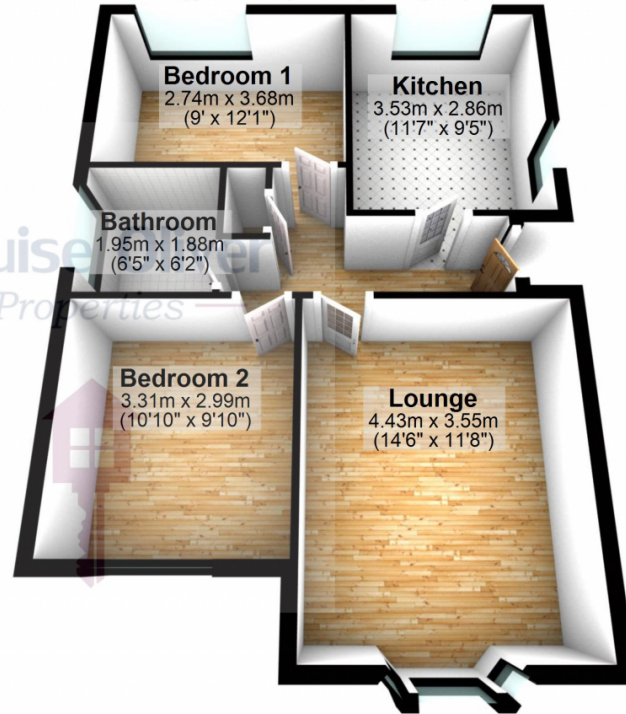
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Outbuilding
Approx. 14.8 sq. metres (159.1 sq. feet)




Ground Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



Total area: approx. 72.4 sq. metres (779.1 sq. feet)
7 Millers Way, Broughton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	111	114
(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, Scotland & Wales		EU Directive 2002/91/EC 

Address: 7 Millers Way , DN20

