



## 27 DALMATIAN WAY

BRIGG, DN20 0ET

**£150,000**  
**FREEHOLD**

Situated in a well-established residential area of the highly regarded village of Broughton, just on the outskirts of Brigg, this three-bedroom detached home offers a fantastic opportunity for first-time buyers. With spacious rooms and a practical layout, the property requires only minimal modernisation, making it an affordable option with great potential.



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## 27 DALMATIAN WAY



### DESCRIPTION

Welcome to Dalmatian Way, Broughton  
Situated in a well-established residential area of the highly regarded village of Broughton, just on the outskirts of Brigg, this three-bedroom detached home offers a fantastic opportunity for first-time buyers. With spacious rooms and a practical layout, the property requires only minimal modernisation, making it an affordable option with great potential.

As you enter, you're greeted by a comfortable living room, which leads into a kitchen/breakfast room featuring French doors that open onto the rear garden. Upstairs on the first floor, you'll find three well-proportioned bedrooms, all served by a family bathroom.

The rear garden offers ample space, though it may benefit from some landscaping. It includes a timber shed and additional storage. The property also boasts an attached garage with an up-and-over door, plus a driveway that accommodates off road parking

### ENTRANCE HALLWAY

Accessed through a UPVC double glazed door with stairs to the first floor and a radiator.

### LIVING ROOM

With a UPVC double glazed window to front aspect, feature gas fire, radiators X 2, under stairs storage.

### KITCHEN / BREAKFAST ROOM

With a UPVC double glazed window to rear aspect and a UPVC double glazed sliding door out into the garden, range of wall and base units with laminate worktops, stainless steel sink, space and plumbing for a washing machine and slim-line dishwasher, double oven and grill with electric hob and extractor fan, space for a fridge/freezer, storage cupboard hosing boiler and space for a breakfast table and chairs.

### FIRST FLOOR LANDING

With loft hatch access.

### BEDROOM ONE

With a UPVC double glazed window to front aspect and a radiator.

### BEDROOM TWO

With a UPVC double glazed window to rear aspect and a radiator.

### BEDROOM THREE

With a UPVC double glazed window to front aspect and a radiator.

### FAMILY BATHROOM

With an opaque UPVC double glazed window, P shaped bath with overhead shower, WC, pedestal hand wash basin and a radiator.

### EXTERNALLY

The front of the property has off street parking leading to the garage with up and over door. The rear garden is fully enclosed with timber fencing, paved patio with a raised laid to lawn area having a timber summer house.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band A**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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