



## 116 HIGH STREET

BRIGG, DN20 0JR

**£260,000**  
**FREEHOLD**

Welcome to this deceptive spacious Bungalow on the High Street in Broughton. Having received many improvements by its current vendors including a new air source heat pump and solar panels, this is really cost-effective to move into. Perfect for those wanting to move into one level accommodation or a large family home has it all with flexibility and proportions throughout.



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### DESCRIPTION

Welcome to this deceptive spacious Bungalow on the High Street in Broughton. Having received many improvements by its current vendors including a new air source heat pump and solar panels, this is really cost-effective to move into. Perfect for those wanting to move into one level accommodation or a large family home has it all with flexibility and proportions throughout. Upon entering you're met with the reception hallway which leads to bedrooms one and two to the front a large dining room which flows into the kitchen, separate utility and a very large rear facing living room, which backs onto the sunroom which is currently utilised as the home office. There is a WC and a full family bathroom which has been done to a nice standard. The property comes with off road parking in the form of concrete driveway to the rear of the property as well as a garage with power. The rear garden is laid to lawn and tiered over two levels, fully enclosed with timber fencing.

### ENTRANCE HALLWAY

Entrance to property via a uPVC door into porchway with tiles to wall and floor. Then through a secondary timber door into hallway with light and loft hatch access, and a radiator.

### GROUND FLOOR WC

Light, panelling to wall, low flush WC and vanity housed hand wash basin.

### BEDROOM 1

Enjoying a dual aspect with front and side uPVC double glazed windows, picture railing and wall to ceiling coving.

### BEDROOM 2

Enjoying a front uPVC double glazed window, fitted wardrobes and wall to ceiling coving.

### BEDROOM 3

Enjoying a rear uPVC double glazed window, laminate flooring, and wall to ceiling coving.

### DINING AREA

Light, coving, timber framed sash window looking into conservatory, radiator, solid timber flooring, space for a six seater table. leading into:

### KITCHEN

With spotlights, timber door into the utility, a range of white base and wall units, laminate worktops, ceramic one and a half drainer sink unit with brush chrome tap, space and plumbing for a dishwasher, space for fridge freezer, electric fan assisted oven and hob with extractor fan, radiator leading into:

### UTILITY

With light, uPVC door onto the side aspect used for bin storage, space and plumbing for a washing machine and dryer, base units with laminate worktops, stainless steel single drainer sink unit, space for fridge freezer.

### INNER HALLWAY

Light, coving, radiator with a door into:

### BATHROOM

Spotlights, loft access, uPVC double glazed window to the rear aspect, WC, vanity housed hand wash basin, panelled bath, big storage cupboard and shower cubical mains controlled with waterfall and hand held, grey towel heater.

### LIVING ROOM

Rear facing with light and coving, nice square room, dado rail, feature electric stove, radiator X 2, through sliding patio door into the office.

### BOOT ROOM / OFFICE

With light, French doors to the rear aspect, radiator X 2, uPVC double glazed window to the rear and side aspect, exposed brick wall.

## EXTERNAL

With gated access for off road parking for two / three vehicles, single detached garage with electric up and over door, the garden is landscaped and tiered, enclosed with timber fencing, nice and private and privet hedging to one side.

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## **ADDITIONAL INFORMATION**

**Local Authority –**

**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – 1324.00 sq ft**

**Tenure – Freehold**





Approx. Gross Internal Floor Area 1277 sq. ft / 118.70 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



| Energy Efficiency Rating                    |                                                                                               |                                                                                                                 |
|---------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|                                             | Current                                                                                       | Potential                                                                                                       |
| Very energy efficient - lower running costs |                                                                                               |                                                                                                                 |
| (92 plus) <b>A</b>                          |                                                                                               |  <b>80</b>                   |
| (81-91) <b>B</b>                            |                                                                                               |                                                                                                                 |
| (69-80) <b>C</b>                            |                                                                                               |                                                                                                                 |
| (55-68) <b>D</b>                            |  <b>52</b> |                                                                                                                 |
| (39-54) <b>E</b>                            |                                                                                               |                                                                                                                 |
| (21-38) <b>F</b>                            |                                                                                               |                                                                                                                 |
| (1-20) <b>G</b>                             |                                                                                               |                                                                                                                 |
| Not energy efficient - higher running costs |                                                                                               |                                                                                                                 |
| England & Wales                             |                                                                                               | EU Directive<br>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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