



## 122 SOUTH VIEW

BRIGG, DN20 0EY

**£170,000**  
**FREEHOLD**

Lovingly updated by the current owners over the years, this spacious home has been thoughtfully extended and adapted to suit modern family living.



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01724 642002



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### DESCRIPTION

Welcome to this fantastic opportunity for first-time buyers or young families, situated on the quiet and well-regarded South View in the village of Broughton.

From the entrance hallway, you're welcomed into a generously sized front-facing living room, ideal for relaxing and entertaining. Beyond this lies a stunning open-plan living area, incorporating a snug, dining space, and a beautifully designed kitchen. Vaulted ceilings with Velux-style roof windows flood the space with natural light, while French doors from the rear utility area open directly onto the garden—creating a seamless indoor-outdoor flow. A downstairs WC completes the ground floor.

Upstairs, you'll find two well-proportioned bedrooms served by an exceptionally spacious family bathroom, complete with an oversized tub and clever built-in storage. The loft has been converted to create a third double bedroom, offering additional storage space built into the eaves.

Outside, the garden really shines. From the French doors, step onto a decked seating area, perfect for summer evenings. The garden continues with a large lawn, bordered by mature laurel hedging for privacy. There is also off-street parking for multiple vehicles, and a timber garage,

This is a brilliantly spacious home that offers superb value for money, with versatile living areas and a stylish, family-friendly layout in a lovely village setting.

### ENTRANCE HALLWAY

Accessed through a composite door with stairs to first floor leading into:-

### LIVING ROOM

With a uPVC double glazed bay window to front aspect, radiator and an electric fire.

### DINING ROOM

With space for a six seater table, half panelled wall and a radiator.

### KITCHEN

With uPVC double glazed windows X 2 to side aspect, Velux style windows X 2 to ceiling, range of cream shaker style wall and base units with timber worktops, composite one and a half drainer sink, space for a dishwasher, space for a fridge/freezer, eye level electric fan assisted oven and grill leading into:-

### UTILITY

With uPVC double glazed French doors to rear aspect, range of wall and base units with timber worktop, space for a washing machine and dryer, storage area, radiator leading into:-

### DOWNSTAIRS WC

With a WC, hand wash basin, radiator and panelled wall.

### FIRST FLOOR LANDING

### BEDROOM ONE

With a uPVC double glazed window to front aspect, radiator and built in wardrobes with sliding mirrored doors.

### BEDROOM TWO

With a uPVC double glazed window to rear aspect and a column radiator.

### FAMILY BATHROOM

With an opaque uPVC double glazed window to side aspect, cubicle electric shower, sunken bath with storage underneath, WC, hand wash basin and a radiator.

## SECOND FLOOR BEDROOM THREE

With Velux style window, storage to the eaves and a radiator.

## EXTERNALLY

The property has a shared tarmac driveway leading to plenty of off street parking, timber garage, the rear garden has a patio area is laid to lawn with Laurel hedges.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band A**

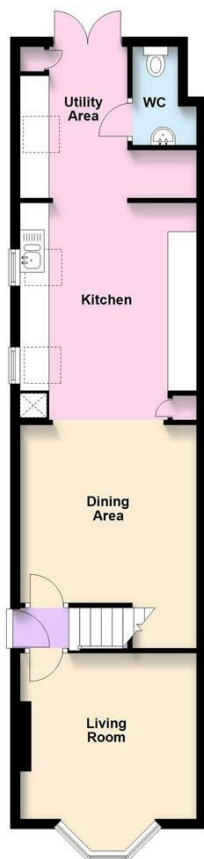
**Viewings – By Appointment Only**

**Floor Area – 1248.00 sq ft**

**Tenure – Freehold**



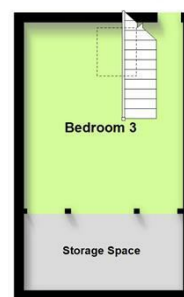
**Ground Floor**  
Approx. 58.3 sq. metres (628.1 sq. feet)



**First Floor**  
Approx. 39.7 sq. metres (426.9 sq. feet)



**Room in Roof**  
Approx. 18.4 sq. metres (197.8 sq. feet)



Total area: approx. 116.4 sq. metres (1252.8 sq. feet)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	83
<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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THE PERSONAL AGENTS

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