



4 WESTMINSTER ROAD

BRIGG, DN20 0AZ

£220,000
FREEHOLD

Welcome to Westminster Road, Broughton – a well-presented two-bedroom detached bungalow offering generous living space, a bespoke kitchen, and attractive gardens, all set within a popular residential location.



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DESCRIPTION

Step inside via the composite front door into the spacious central hallway, complete with built-in storage and loft access. From here, the accommodation flows easily into the bright lounge, a comfortable reception space with front-facing window and feature electric stove fireplace.

The lounge flows seamlessly into the stylish, bespoke wooden kitchen, fitted with a comprehensive range of wall and base units, wood-effect countertops and tiled splashbacks. Integrated appliances include an electric oven, gas hob with extractor fan and fridge freezer, while there is also space for additional appliances and a dining table. French doors open directly onto the rear garden, creating an easy connection between indoor and outdoor living.

There are two well-proportioned double bedrooms – the rear-facing master overlooks the garden, while the second bedroom enjoys views to the front. The modern family bathroom is fitted with a three-piece suite comprising a double-ended bath with rainfall shower over, pedestal wash basin and WC, finished with tiling, tongue and groove wall panelling and a chrome heated towel rail.

Outside, the block-paved and gravelled frontage offers excellent off-road parking, leading to a hardstanding driveway and detached garage with power and lighting. The fully enclosed rear garden is mainly laid to lawn with a slabbed patio, barked borders, timber shed and summer house – ideal for relaxing and entertaining.

Situated on the outskirts of Broughton, the property benefits from a wide range of local amenities including shops, pubs, schools and leisure facilities. The market town of Brigg is just five miles away, while excellent road links via the M180, Humber Bridge and Humberside Airport ensure easy commuting.

ENTRANCE HALL

Step inside via the composite front door into the spacious central hallway, complete with built-in storage and loft access.

LOUNGE

The bright lounge is a comfortable reception space with front-facing window and feature electric stove fireplace.

KITCHEN

A bespoke wooden kitchen, fitted with a comprehensive range of wall and base units, wood-effect countertops and tiled splashbacks. Integrated appliances include an electric oven, gas hob with extractor fan and fridge freezer, while there is also space for additional appliances and a dining table. French doors open directly onto the rear garden, creating an easy connection between indoor and outdoor living.

BEDROOM 1

The rear-facing master bedroom window overlooks the garden

BEDROOM 2

Bedroom two window enjoys views to the front

BATHROOM

The modern family bathroom is fitted with a three-piece suite comprising a double-ended bath with rainfall shower over, pedestal wash basin and WC, finished with tiling, tongue and groove wall panelling and a chrome heated towel rail.

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ADDITIONAL INFORMATION

Local Authority –

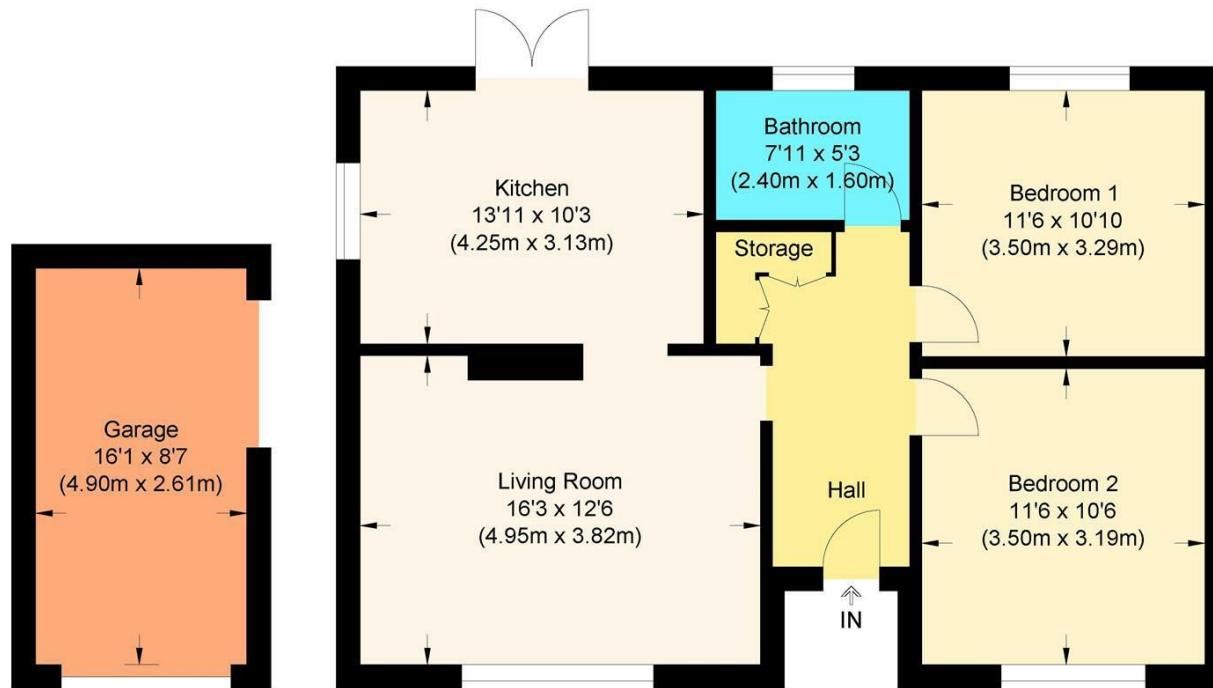
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 721.00 sq ft

Tenure – Freehold





Westminster Road

Approximate Gross Internal Floor Area : 71.80 sq m / 772.84 sq ft
(Excluding Garage)

Garage Area : 12.80 sq m / 137.77 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	

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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