



90 BROCKLESBY AVENUE

IMMINGHAM, DN40 2AT

£260,000
FREEHOLD

A spacious and modern four-bedroom detached family home featuring a large driveway, integral garage, enclosed rear garden, and generous living areas. Ideally located close to schools, local industry, and excellent road links including the M180.



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DESCRIPTION

This impressive and larger-than-average four-bedroom modern detached home offers generous living accommodation throughout, ideal for families seeking space, comfort, and convenience. The property benefits from a private driveway providing off-road parking for two cars along with an integral garage, creating both practicality and excellent kerb appeal.

Inside, the home features a spacious dual-aspect lounge, filling the room with natural light and providing a perfect setting for relaxing or entertaining. The modern kitchen and dining area offer an open and sociable space, with doors leading directly onto the enclosed rear garden, which is mainly laid to lawn and ideal for children or outdoor dining. A separate utility room provides additional storage and convenience for busy family life.

Upstairs, there are four well-proportioned double bedrooms, all larger than average, providing ample space for growing families or home working. The property is ideally located within walking distance of local schools, making it a superb choice for families, and is also close to local industry and employment opportunities. Excellent road links, including easy access to the M180 and surrounding networks, ensure effortless commuting and connectivity.

Combining modern design, spacious interiors, and a sought-after location, this superb detached home offers an exceptional lifestyle opportunity for those looking to move into a well-connected and family-friendly area.

ENTRANCE HALLWAY

Spacious with doors to all downstairs rooms

W.C

with W.C & basin

LOUNGE

with Dual aspect windows

KITCHEN DINING ROOM

Spanning the full width of the house this open kitchen dining room benefits from a separate utility area and sliding doors onto the rear garden

FIRST FLOOR HALLWAY

BEDROOM ONE

spacious with wardrobes and a door leading to the

ENSUITE

BEDROOM TWO

spacious with a front aspect window

BEDROOM THREE

spacious with a rear facing window

BEDROOM FOUR

spacious with a rear facing window

BATHROOM

tilled and fitted with a three piece bathroom suite with shower over bath.

EXTERNAL & GARAGE

With an integral garage, front garden with driveway area and ornamental bushes, The rear garden mainly laid to lawn with borders for shrubbery and patio for seating.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

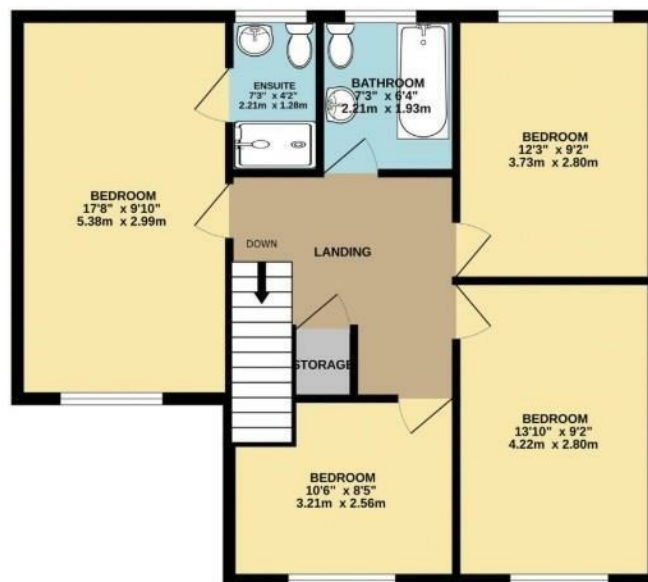
Tenure – Freehold



GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(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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