



36 APPLEBY LANE

BRIGG, DN20 0AR

£160,000
FREEHOLD

Welcome to this attractive and characterful cottage situated on Appleby Lane in Broughton. This delightful home offers an excellent opportunity for first-time buyers or anyone seeking a peaceful location with plenty of outdoor space.



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DESCRIPTION

The property enjoys uninterrupted views over nearby woodland, creating a beautifully private and scenic outlook. Inside, the ground floor features a good-sized living room, a kitchen/breakfast room, a rear porch, utility room, and a ground-floor bathroom. To the first floor, you will find two double bedrooms, each offering comfortable and well-proportioned accommodation. Outside, the cottage boasts generous rear gardens, patio areas, and useful outbuildings—ideal for anyone who loves gardening, entertaining, or simply enjoying the tranquillity of the outdoors. With its inviting charm, rich history, and spacious plot, this is a wonderfully sweet cottage ready for you to make your own.

ENTRANCE/LIVING ROOM

Accessed through a uPVC double glazed door with uPVC double glazed window to front aspect and an electric fire.

KITCHEN/BREAKFAST ROOM

With a uPVC double glazed window to rear aspect, range of wall and base units with laminate worktops, stainless steel sink, space for a gas cooker, space for an under counter fridge/freezer, radiator, space for a table with stairs to the first floor and under stairs storage.

REAR PORCH

With a uPVC double glazed door to side aspect leading into:-

UTILITY

With space and plumbing for a washing machine and a radiator.

DOWNSTAIRS BATHROOM

With an opaque uPVC double glazed window to side aspect, shower, WC, hand wash basin and a radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect.

BEDROOM ONE

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

BEDROOM TWO

With a uPVC double glazed window and a storage cupboard.

EXTERNALLY

The front of the property has block paving, mature shrubs and a lawned area to the side. The rear garden is fully enclosed with timber fencing, laid to lawn with a resin patio area, timber shed and outhouse.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

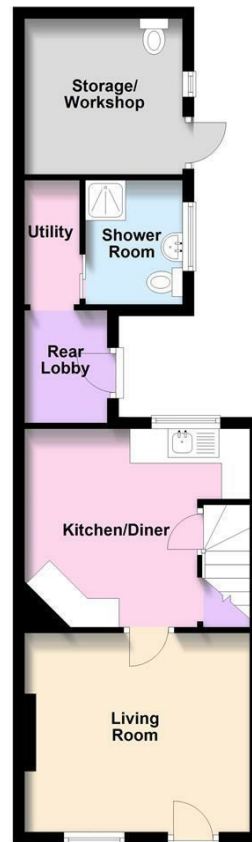
Viewings – By Appointment Only

Floor Area – 689.00 sq ft

Tenure – Freehold



Ground Floor
Approx. 44.3 sq. metres (476.4 sq. feet)



First Floor
Approx. 27.5 sq. metres (295.8 sq. feet)



Total area: approx. 71.7 sq. metres (772.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(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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