



10 LABRADOR DRIVE

BRIGG, DN20 0ER

£178,000
FREEHOLD

A beautifully presented three-bedroom home tucked away at the bottom of a quiet cul-de-sac in the ever-popular village of Broughton. Ideal for first-time buyers or young families



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01724 642002

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DESCRIPTION

This stylish and well-maintained property offers spacious, modern living in a fantastic location. Set on Labrador Drive, the property benefits from a double driveway and integral garage, providing excellent off-road parking and storage. Internally, the home is finished to a high standard throughout and is ready to move straight into.

The ground floor features a generous forward-facing living room, offering a bright and welcoming space to relax. To the rear is a beautifully newly installed kitchen, thoughtfully designed and open-plan to the dining area, creating a superb social space for everyday living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light and a seamless indoor-outdoor flow. The integral garage has been cleverly utilised to include a separate utility and laundry area, adding real practicality to the home.

Upstairs, the first floor offers three genuinely good-sized bedrooms — unusually, there is no box room, making this an excellent option for growing families or those needing flexible space. These are served by a large family bathroom.

Externally, the rear garden is low maintenance and stylish, featuring a large patio area and AstroTurf, perfect for relaxing, entertaining, or children's play, while remaining easy to maintain.

Well-kept, affordable, and located in a lovely village setting, this is a fantastic opportunity to secure a modern home in a sought-after area.

Early viewing is highly recommended.

ENTRANCE PORCH

Accessed through a uPVC double glazed door with a uPVC double glazed window to side aspect and a radiator.

LIVING ROOM

With a uPVC double glazed window to front aspect, 2 X column radiators and a feature panelled wall.

INNER HALLWAY

With stairs to the first floor, under stairs storage, radiator and door into garage.

KITCHEN / DINER

With a uPVC double glazed window and French doors to rear aspect, kitchen has a range of wall and base units with laminate worktops, composite sink, integrated dishwasher, integrated fridge/freezer, eye level oven and grill, electric hob and extractor fan, dining area having space for a six seater table and a radiator.

FIRST FLOOR LANDING

With loft hatch access and a radiator.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

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

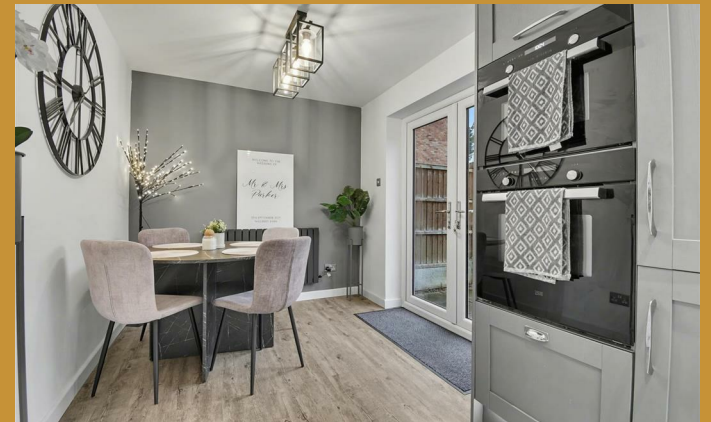
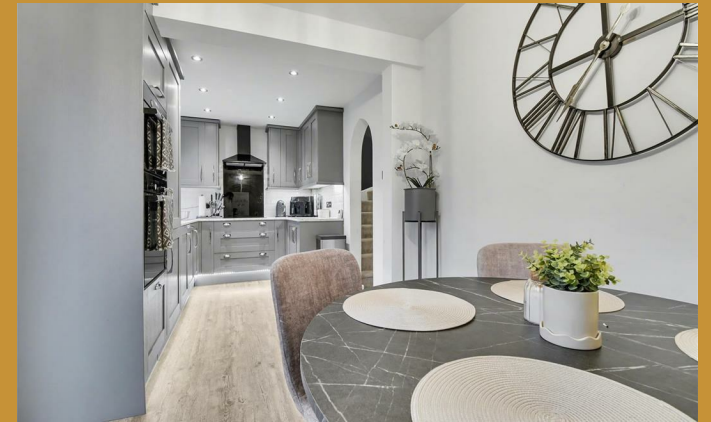
FAMILY BATHROOM

With an opaque uPVC double glazed window, panelled bath with overhead shower, hand wash basin, WC and a chrome towel heater.

EXTERNALLY

The front of the property has a gravelled driveway providing off street parking for two vehicles and leads to the garage that has plumbing for a washing machine with a roller shutter door. The rear garden is accessed through a side gate is fully enclosed with a patio area, raised laid to astro turf area and a timber shed.

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ADDITIONAL INFORMATION

Local Authority –

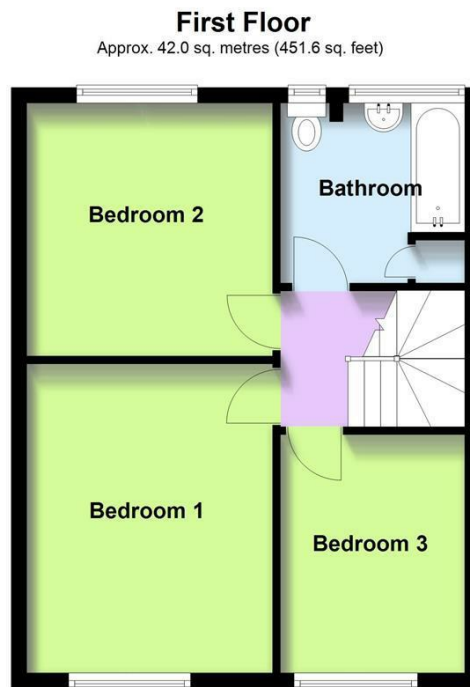
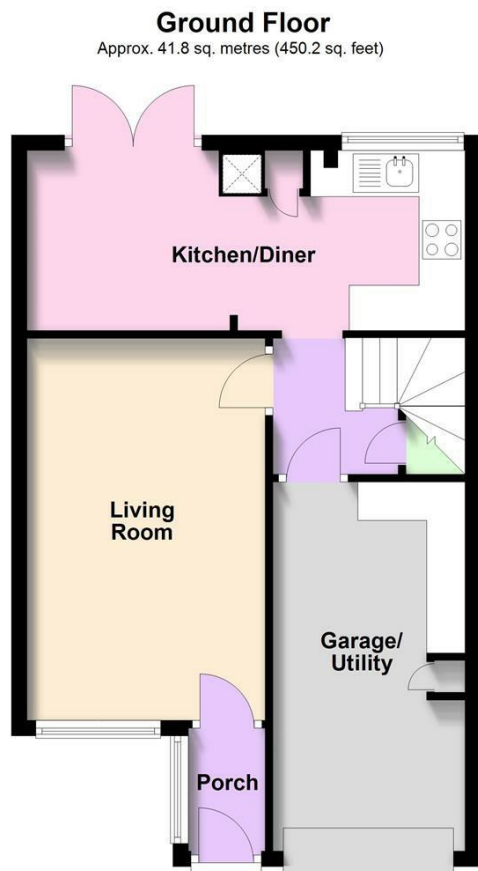
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1184.00 sq ft

Tenure – Freehold





Total area: approx. 83.8 sq. metres (901.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
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

enquiries@biltons.co.uk

01724 642002

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