



**Broad Lane, Beal Goole DN14 0SH**



**Welcome to**

**Broad Lane, Beal Goole**

\*\*\*GUIDE PRICE £300,000-£325,000\*\*\*Charming two bedroom detached bungalow in Beal, offered with NO ONWARD CHAIN. Features include a bay-fronted living room, conservatory, driveway, detached garage, and large rear garden. Set on a generous plot in a peaceful VILLAGE location.



### **Entrance Hall**

With a UPVC double glazed front entrance door, a gas central heating radiator and a focal circular window.

### **Lounge Diner**

22' 5" x 12' 1" ( 6.83m x 3.68m )

With a UPVC double glazed bay window to the front aspect, wall lights, fire surround with gas fire and two gas central heating radiators.

### **Kitchen**

13' 6" x 8' 7" ( 4.11m x 2.62m )

A fitted kitchen consisting of wall, base and drawer and base units, sink and drainer, plumbing for washing machine, free standing electric oven, hob, extractor fan, tiled splash back, UPVC rear door and a UPVC double glazed window to the rear aspect.

### **Conservatory**

7' 5" x 16' 7" ( 2.26m x 5.05m )

With French doors to the rear, UPVC construction, wooden panelling and tiled flooring.

### **Landing**

With access to the loft.

### **Bedroom One**

12' 3" x 11' 10" ( 3.73m x 3.61m )

With two UPVC double glazed windows to the front and side aspect and a gas central heating radiator.

### **Bedroom Two**

11' 9" x 12' 3" ( 3.58m x 3.73m )

With a UPVC double glazed window to the side aspect and a gas central heating radiator.

### **Wc**

A suite consisting of a low level flush WC, wash hand basin, wooden panelled walls, cupboard housing the boiler and a gas central heating radiator.

### **Bathroom**

A suite consisting of a panelled bath with shower over ad curtain, tiled walls, wash hand basin, a gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Front Garden**

With a large tandem driveway, shrubs and steps up to the front door.

### **Rear Garden**

Extensive lawned garden and a patio seating area.



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## **Broad Lane, Beal Goole**

- \*\*\*GUIDE PRICE £300,000-£325,000\*\*\*
- Two Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Large Rear Garden
- Tandem Driveway

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£300,000 - £325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON117485 - 0005

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