









welcome to

Brigg Road, Broughton Brigg

This three bedroom detached NEW BUILD home is positioned on an EXCLUSIVE DEVELOPMENT of just four other HIGH QUALITY HOMES. Positioned in a HIGHLY REGARDED village location and with gardens to the front and rear. Call us today to book a viewing!













Entrance Hall

Double-glazed composite door to front, security alarm, and cushion flooring.

Cloakroom

WC, wash hand basin with vanity unit, tiling to the walls, radiator, and cushion flooring.

Lounge

18' 10" x 12' 7" max (5.74m x 3.84m max)

Two double-glazed windows, two radiators, double-glazed French doors opens into the rear garden, and brick fireplace.

Kitchen/Breakfast Room

18' 9" x 9' 9" max (5.71m x 2.97m max) Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, electric oven and a hob, stainless-steel cooker hood, plumbing for a washing machine and a dishwasher, two radiators, integrated fridge/freezer and a dishwasher, breakfast bar, two double-glazed windows, tiling to the walls, cushion flooring, inset spotlights, and under stairs cupboard.

Landing

Stairs from entrance hallway, double-glazed window to front, loft access, radiator.

Bedroom One

18' 10" x 12' 6" max ($5.74m \times 3.81m \text{ max}$) Two double-glazed windows, radiator.

En-Suite

Shower cubicle, wash hand basin, WC, extraction fan, heated towel rail, and ceramic tiled flooring.

Bedroom Two

9' 4" x 8' 7" (2.84m x 2.62m) Double-glazed window, radiator.

Bedroom Three

9' 11" x 9' 4" (3.02m x 2.84m)

Double-glazed window to rear, radiator.

Bathroom

WC, wash hand basin, bath with mixer taps, extraction fan, part tiled walls, double-glazed window to rear, heated towel rail, ceramic tiled flooring, and inset spotlights.

Front Garden

Laid to lawn, herringbone style brick driveway.

Side Garden

Laid to lawn, patio area and timber fencing forming boundary.

Rear Garden

Laid to lawn and herringbone style brick driveway.





welcome to

Brigg Road, Broughton Brigg

- An EXCLUSIVE DEVELOPMENT of just four finely crafted detached homes
- Situated in the desirable village of Broughton and ideally located to access many amenities including schools
- Detached house
- Three bedrooms, master with en-suite
- Highly regarded village location

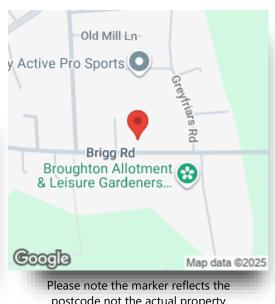
Tenure: Freehold EPC Rating: Exempt

£299,950









postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: SCT110052 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South Humberside, DN15 7PT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.