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2 AVENUE NOZAY
BROUGHTON
North Lincolnshire DN20 0TR

PRICE £265,000 - Freehold



BELL WATSON are excited to bring to the market this largely extended **FIVE BEDROOMED** detached family home. The property is in the town of Broughton and offers **THREE** reception rooms, breakfasting kitchen, ground floor WC plus wet room with bath. To the first floor you will find **FIVE** bedrooms and a bathroom. There is ample off road parking, block paved rear garden and detached garage. Gas central heating and PVCu double glazing throughout.

Viewings are strongly recommended to avoid disappointment.

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BRIGG

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LOCATION

The property is located in a quiet, well-regarded cul-de-sac within the very popular town of Broughton which offers local shops, pre-school and primary schooling, public houses, public transport connections, church, sports ground and village hall with adjoining library. With the market town of Brigg located 5 miles distant offering further shopping facilities, restaurants, public houses and secondary schooling. M180, Humberside International Airport and the Humber Bridge road link are all close by for commuting purposes.

ACCOMMODATION

Arranged over two floors and comprises

HALLWAY

Enter the property through a PVCu stained glass front door with obscure glazed window to the side. Coving and light fitting to the ceiling and carpeted flooring. Stairs leading to first floor with internal doors to the front reception rooms.

LOUNGE 8.11m (26' 7") x 3.80m (12' 6")

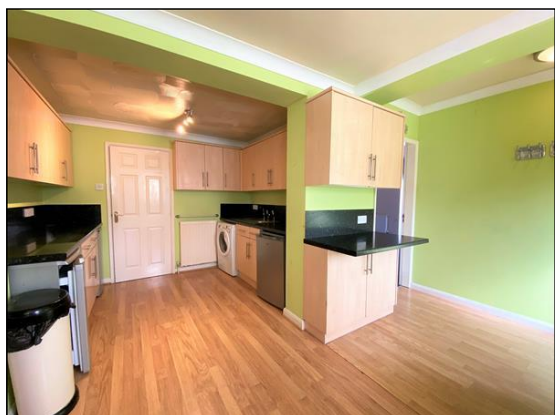
With PVCu double glazed, three sectional bay window the front aspect, light fittings and coving to ceiling, modern electric fireplace, under stair storage cupboard, two central heating radiators and carpeted flooring.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

BREAKFAST KITCHEN 4.92m (16' 2") x 3.87m (12' 8")

A spacious breakfasting kitchen with a range of high and low level beech effect units and marble effect tops with three under counter spaces for fridge, freezer and tumble dryer and further under counter recess with plumbing for washing machine and dishwasher. Integrated electric oven, stainless steel gas hob with stainless steel splashback and extractor over. Stainless steel sink with left hand drainer and chrome taps. Dual aspect PVCu double glazed windows to side along with PVCu glazed external door. Light fittings and coving to the ceiling, central heating radiator and laminate flooring.



DINING ROOM 4.60m (15' 1") x 2.48m (8' 2")

Originally the garage this area has been converted into a dining room providing PVCu double glazed window to the front aspect. Coving and light fitting to the ceiling, central heating radiator and carpeted flooring.



GROUND FLOOR WC 1.77m (5' 10") x 0.86m (2' 10")

With low flush WC, wall mounted wash basin with tiled splashback. Light fitting and coving to ceiling and laminate flooring.

ADDITIONAL RECEPTION ROOM 4.74m (15' 7") x 4.42m (14' 6")

With light fitting to ceiling, PVCu double glazed french doors to the rear garden, central heating radiator and carpeted flooring. Internal door leading to



GROUND FLOOR WET ROOM 3.41m (11' 2") x 2.47m (8' 1")

With fully tiled walk in shower fitted with mains shower, close coupled WC, two wall mounted wash basins with chrome mixer taps and tiled splashbacks and jacuzzi bath with mixer shower tap fitting. Chrome heated towel rail, light fitting to ceiling, central heating radiator and PVCu obscure double glazed window to rear aspect.



FIRST FLOOR

Climb the stairs to the carpeted landing with light fitting, coving and loft access to ceiling.



BEDROOM ONE 3.84m (12' 7") x 2.59m (8' 6")

With PVCu double glazed window to the front elevation and fitted with built in wardrobes and matching units. Coving and light fitting to ceiling, central heating radiator and carpeted flooring.



BEDROOM TWO 3.34m (10' 11") x 2.84m (9' 4")

With PVCu double glazed window to rear elevation and fitted with built in wardrobes. Coving and light fitting to ceiling, central heating radiator and carpeted flooring.



BEDROOM THREE 3.34m (10' 11") x 2.47m (8' 1")

With PVCu double glazed window to the front elevation. Coving and light fitting to ceiling, central heating radiator and carpeted flooring.



BEDROOM FOUR 3.82m (12' 6") x 2.47m (8' 1")

With PVCu double glazed window to rear elevation and fitted with built in wardrobes and matching unit. Coving and light fitting to ceiling, central heating radiator and carpeted flooring.



BEDROOM FIVE 2.84m (9' 4") x 2.08m (6' 10")

With PVCu double glazed window to the front elevation. With over stairs store cupboard. Coving and light fitting to ceiling, central heating radiator and carpeted flooring.



BATHROOM 1.98m (6' 6") x 1.84m (6' 0")

Offering a white three piece suite consisting of close coupled WC, pedestal wash basin with chrome mixer tap and tiled splashback, bath with tiled surround fitted with mixer shower head fitting. PVCu obscure double glazed window to rear elevation, light fitting and coving to ceiling, central heating radiator and cushion flooring.

OUTSIDE

Enjoying low maintenance gardens surrounding the property with lawn and ample off road parking to the front. The block paved driveway leads down the side of the property to the detached garage with up and over door to the front and PVCu access door to the side along with PVCu double glazed windows. The block paving continues through to the enclosed rear garden.



FIXTURES AND FITTINGS

All fixed floor coverings and built in appliances are to be included within the sale of the property.

SERVICES (not tested)

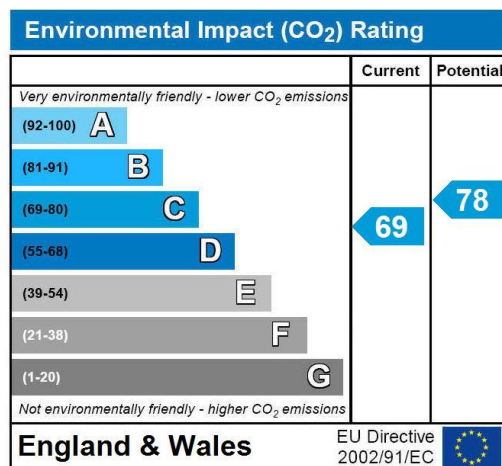
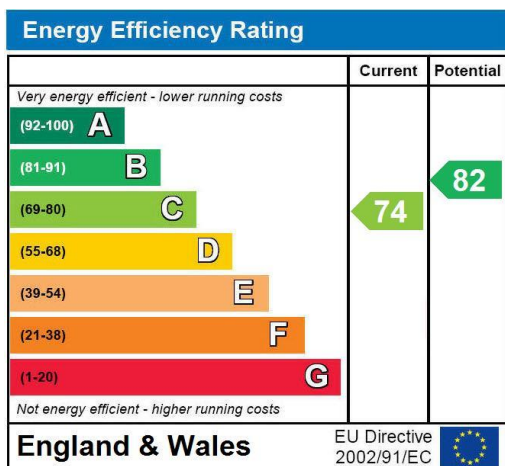
Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

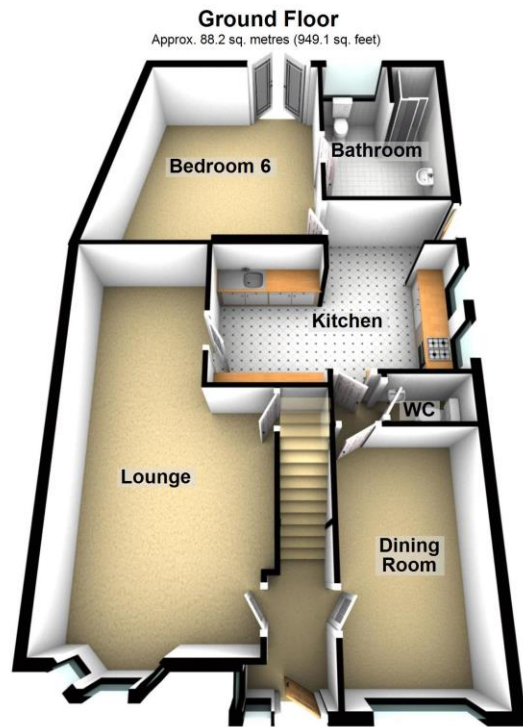
The Council Tax Banding for this property is 'Band C' as confirmed by North Lincolnshire Council.



Energy Performance Certificate



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Total area: approx. 142.5 sq. metres (1533.3 sq. feet)

PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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