



5 Burnside, BROUGHTON, DN20 0HT

New £320,000



- Chain Free
- Two Reception Rooms
- Ensuite Shower Room
- Off Road Parking
- Southwest Facing Rear Garden
- Close to Local Amenities
- Three Double Bedrooms
- Large Garden
- Garage

Bell Watson are delighted to bring to the market this well proportioned detached bungalow on a larger than average and well maintained plot. Situated in the popular location of Broughton this bungalow is positioned in a quiet, sought after area and briefly comprises entrance hall, three double bedrooms with en suite to the master, family bathroom, two reception rooms kitchen and separate utility room. Outside is landscaped and enjoys a private southwest facing rear garden. Off road parking, garage, gas central heating a uPVC double glazing. Beautifully presented throughout.



## **LOCATION**

Located between Brigg and Scunthorpe, Broughton enjoys a good range of local amenities including a Co-op, Post Office, Doctors Surgery, local shops and infant and junior school. The Double Tree by Hilton Spa & Golf Resort and access to the M180 motorway is approximately one mile to the south.

## **ACCOMMODATION**

Well maintained and presented throughout and arranged over the ground floor.

## **ENTRANCE HALL**

Enter the property via a timber front door into an L shaped hallway having a walk in storage cupboard, coving, two pendant lights and loft access to the ceiling. A central heating radiator and carpeted flooring.

## **LOUNGE 4.58m (15' 0") x 3.88m (12' 9")**

A bright and spacious front facing living room has a five sectional uPVC double glazed bay window and hosts an electric fireplace with marble effect surround. There is a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

## **KITCHEN 3.46m (11' 4") x 3.31m (10' 10")**

A well appointed kitchen provides a range of high and low level units with complimentary worktops having tiled splash backs. A stainless steel sink with chrome mixer taps sits under a uPVC double glazed window to the rear aspect. There is an integrated electric oven and gas hob with matching extractor over. Under counter recess and plumbing for a slimline dishwasher and space for a washing machine and fridge. Light fitting and coving to the ceiling, a central heating radiator and tiled flooring.

## **UTILITY ROOM 2.64m (8' 8") x 2.41m (7' 11")**

Benefiting from wall and base units with worktops. There is space for a freezer, a uPVC double glazed window with rear aspect, a light fitting and coving to the ceiling, a central heating radiator and tiled flooring. A uPVC external door opens to the rear garden.

## **DINING ROOM 3.53m (11' 7") x 2.67m (8' 9")**

Having coving and pendant light to the ceiling, a central heating radiator and carpeted flooring. uPVC double glazed french doors open onto the rear garden.

## **MASTER BEDROOM 4.59m (15' 1") x 3.32m (10' 11")**

This great sized master bedroom is situated to the rear of the property with uPVC double glazed window. Coving and pendant light to the ceiling, a central heating radiator and carpeted flooring.

## **EN-SUITE SHOWER ROOM 2.14m (7' 0") x 1.38m (4' 6")**

A fully tiled suite provides an electric shower, pedestal wash basin and close coupled WC. There is a uPVC obscure double glazed window to the rear, a light fitting to the ceiling, a central heating radiator and cushion flooring.

## **DOUBLE BEDROOM TWO 4.57m (15' 0") x 2.95m (9' 8")**

Having a uPVC double glazed window to the front aspect, coving and pendant light to the ceiling, a central heating radiator and carpeted flooring.

## **DOUBLE BEDROOM THREE 3.54m (11' 7") x 2.55m (8' 4")**

Also to the front of the property having a built in cupboard with shelving and hanging rail. There is a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

## **BATHROOM 2.16m (7' 1") x 2.04m (6' 8")**

A fully tiled three piece suite provides a tub with electric shower over, a pedestal wash basin and close coupled WC. There is a chrome central heated towel rail, a light fitting to the ceiling, an obscure glazed window to the en suite and cushion flooring.

## **OUTSIDE**

A driveway provides off road parking and leads to the garage having timber doors to the front. The bungalow sits on a larger than average plot with gardens to the front and rear. The garage is complete with lighting and electricity and housing the combination boiler. The gardens are mainly hard standing for low maintenance with mature borders and flowerbeds. There is a range of well manicured shrubs, hedges and bushes and a choice of patio seating areas. The rear garden is fully enclosed having a gated path running the perimeter of the bungalow and benefits having three timber sheds and a green house. Outside lighting and water tap.

## **FIXTURES AND FITTINGS**

All fixed light fittings and carpets are to be included within the sale of the property.

## **SERVICES (not tested)**

Main 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 D as confirmed by North Lincolnshire Council.





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