



16 Townhill, BROUGHTON, DN20 0HD

£215,000



- Full of Character & Charm
- Log Burner
- Modern Shower Room
- Private Gardens
- Two Reception Rooms
- Country Style Kitchen
- Garage & Off Road Parking
- Part Renovated

Bell Watson are excited to market this delightful character property which dates back to the 18th century and sits in a prime location in Broughton. This is a rare opportunity to become custodian of one of the oldest properties in Broughton, which has undergone extensive renovation works while maintaining its quirky nature. A charming cottage providing a country-style kitchen, two reception rooms and shower room to the ground floor, with the first floor being served by a large main bedroom plus two smaller rooms (bedrooms or office space) requiring further modernisation. There is a detached garage, off-road parking and private front and rear gardens. Additionally there is scope for significant increase in the footprint of the property, extending to the rear and sides. The property is not under any preservation order.



## LOCATION

The property is located in 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 having been partly renovated with the 2nd/3rd bedroom and lounge to be finished.

## ENTRANCE

Enter the property via a uPVC glazed front door into a carpeted entrance area having stairs to the first floor and access to the dining room.

## DINING ROOM 3.81m (12' 6") x 3.62m (11' 11")

A solid barn farmhouse style internal door opens to a generous sized fully renovated dining room enjoying a cast iron dual fuel burner sat upon a slate tile with solid timber beam above. There is a large under stair storage cupboard with electricity, carpeted flooring, light fitting to the ceiling and uPVC double glazed window to the front aspect.

## KITCHEN 4.99m (16' 4") x 1.93m (6' 4")

This bright and airy fully renovated space provides a range of free standing country style units with butcher block counter tops incorporating a Belfast sink with mixer tap. An under counter recess provides space and plumbing for a washing machine, tumble dryer and fridge. There are two uPVC double glazed windows with rear outlook, an external door to the garden, a light fitting to the ceiling and tiled flooring.

## LOUNGE 4.33m (14' 2") x 4.19m (13' 9")

Having an exposed brick feature wall and multi aspect outlooks via the uPVC double glazed windows fitted with timber shutters. There is a light fitting and roof space access to the ceiling and carpeted flooring.

## SHOWER ROOM 2.25m (7' 5") x 1.54m (5' 1")

Comprising a corner enclosure fitted with mermaid boarding and electric shower, a vanity sink with splash back and storage and a Back to Wall WC unit. There are spotlights to the ceiling, a chrome heated towel rail, a wall mounted touch light mirror, a uPVC obscure double glazed window to the side aspect and tiled flooring with under floor heating.

## FIRST FLOOR

Climb the carpeted stair to the first floor landing with uPVC double window to the side elevation and spotlight to the ceiling.

## MASTER BEDROOM 3.85m (12' 8") x 3.63m (11' 11")

A fully renovated double bedroom boasts a vaulted ceiling with exposed beams fitted with spot lighting. There is a uPVC double glazed window to the front elevation fitted with timber shutters, A built in wardrobe with hanging rail and access to the roof space and carpeted flooring.

## BEDROOM TWO 2.66m (8' 9") x 2.05m (6' 9")

Still requiring refurbishment, with sloping ceiling, built in cupboard housing the boiler and a uPVC double glazed window to the side elevation.

## BEDROOM THREE 2.44m (8' 0") x 2.08m (6' 10")

Accessed via bedroom two also requiring refurbishment with sloping ceiling having a uPVC double glazed window to the side elevation, and wall light.

## OUTSIDE

The cottage enjoys front and rear private gardens with the rear being fully enclosed and mainly hard standing with a raised gravelled rockery. There is a lawned front garden with flowered borders, off road parking and a detached garage.

## FIXTURES AND FITTINGS

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

## SERVICES (not tested)

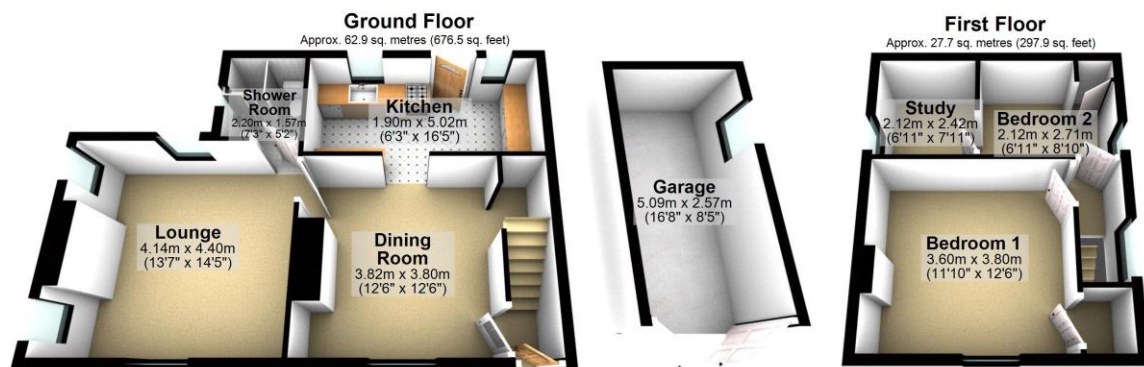
Mains electricity, water and drainage are all understood to be connected to the property.

## COUNCIL TAX

The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council.







Total area: approx. 90.5 sq. metres (974.4 sq. feet)

3 Bedroom Semi Detached House  
Plan produced using PlanUp.

**PROPERTY MISDESCRIPTION**

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