



23 Town Hill Drive, BROUGHTON, DN20 0HE

New £122,500



- Quiet Location
- Front and Rear Gardens
- Garage
- Two Double Bedrooms
- Off Road Parking
- Requires Refurbishment

Bell Watson bring to the market this semi detached bungalow in a well regarded location of Broughton. The bungalow is in need of full refurbishment and briefly comprises entrance hall, lounge, kitchen, two double bedrooms and bathroom. There are gardens to the front and rear, off road parking and a detached garage.

## **LOCATION**

The property is located within the very popular town of Broughton which offers local shops, pre-school and primary schooling, public houses, public transport connections, church, leisure centre, sports ground and village hall with adjoining library. With the market town of Brigg located 5 miles away 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.

## **HALLWAY**

Enter the property via the uPVC double glazed door into an L shaped central hallway with light fitting, coving and loft access to the ceiling and a central heating radiator. A built in cupboard houses the hot water tank.

## **LOUNGE 4.77m (15' 8") x 3.44m (11' 3")**

To the front of the property with uPVC double glazed bow window, a fire with back boiler, coving and light fitting to the ceiling, and a central heating radiator.

## **KITCHEN 2.77m (9' 1") x 2.60m (8' 6")**

Located to the front of the property providing a range of base unit, a stainless steel sink and plumbing for a washing machine. There is a uPVC double glazed window and light fitting to the ceiling.

## **BEDROOM ONE 4.15m (13' 7") x 2.64m (8' 8")**

With uPVC double glazed window to the rear aspect, a built in wardrobe, pendant light and coving to the ceiling and a central heating radiator.

## **BEDROOM TWO 3.41m (11' 2") x 3.02m (9' 11")**

With uPVC double glazed window to the rear aspect, a pendant light and coving to the ceiling and a central heating radiator.

## **BATHROOM 1.88m (6' 2") x 1.65m (5' 5")**

Providing a low flush WC, a bath with shower mixer taps and pedestal wash basin. There is a light fitting to the ceiling, a timber framed obscure double glazed window to the side aspect and a central heating radiator.

## **OUTSIDE**

There are gardens to the front and rear of the property, and a driveway leading to the detached garage.

## **SERVICES (not tested)**

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

## **FIXTURES AND FITTINGS**

All light fittings, floor coverings and built in furniture is to be included within the sale of the property.

## **COUNCIL TAX**

The Council Tax Band for the property is Band B as confirmed by Noth Lincolnshire Council.

#### PROPERTY MISDESCRIPTION

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