



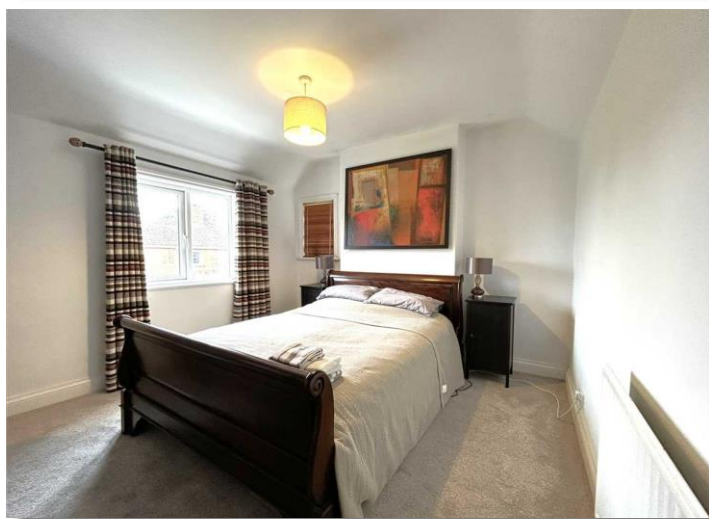
101 High Street, Broughton, DN20 0JR

Reduced £170,000



- No Upper Chain
- Fully Renovated to the Ground Floor
- New Stylish Bathroom
- Off Road Parking
- Outside Space to the Rear
- Vacant Possession
- New Modern Kitchen
- Character Property
- Gas Central Heating

Bell Watson Estate Agents are thrilled to promote and market this charming detached cottage ideally located within walking distance of local schools, shops, doctors and other local amenities. The ground floor has been fully renovated to include a newly fitted kitchen, bathroom, carpets and flooring. Briefly comprising a front facing lounge, a well appointed dining kitchen, pantry, rear hall, utility area and ground floor bathroom with the first flooring providing two double bedrooms and a single bedroom/study. Outside you will find a block paved patio area to the rear as well as a block paved parking space. uPVC double glazing and gas central heating throughout.



## **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 with the ground floor having been fully renovated with solid oak doors throughout.

## **ENTRANCE**

Enter the property via the uPVC front door into a hall with light fitting to the ceiling, a central heating radiator, carpeted flooring and stairs leading to the first floor.

## **LOUNGE 3.38m (11' 1") x 3.38m (11' 1")**

A front facing lounge with uPVC double glazed windows to the front and side aspect, there are beams to the ceiling and a feature fireplace. Fitted with wall lighting, a central heating radiator and carpeted flooring.

## **KITCHEN 3.33m (10' 11") x 3.27m (10' 9")**

A newly fitted and modern shaker style dining kitchen provides a range of wall and base units to include butcher block worktops with tiled splash backs, a 1.5 composite sink with chrome mixer tap, an integrated electric oven, gas hob with built in extractor over and a dishwasher. There are spotlights and a light fitting to the ceiling, a central heating radiator, a uPVC double glazed window and tiled flooring. There is a pantry off the kitchen with uPVC double glazed window, light fitting to the ceiling, power and tiled flooring.

## **REAR HALL**

Having a uPVC external door to the side aspect, a pendant light to the ceiling, a central heating radiator and tiled flooring.

## **UTILITY AREA**

Providing a uPVC double glazed window, a pendant light to the ceiling, plumbing for a washing machine and tiled flooring.

## **BATHROOM 3.27m (10' 9") x 1.64m (5' 5")**

A newly fitted and stylish four piece suit comprises a bath tub with tiled surround, a pedestal wash basin, a close coupled WC and a fully tiled shower enclosure fitted with mains shower. There is a uPVC obscure double glazed window to the rear aspect, a light fitting to the ceiling, a central heating radiator and tiled flooring.

## **LANDING**

Climb the carpeted stairs to the first floor landing with light to the ceiling and internal solid oak doors to the bedrooms.

## **DOUBLE BEDROOM ONE 3.69m (12' 1") x 3.37m (11' 1")**

Having uPVC double glazed windows to the side and rear, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

## **DOUBLE BEDROOM TWO 3.88m (12' 9") x 2.26m (7' 5")**

With a uPVC double glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

## **BEDROOM THREE/STUDY 2.56m (8' 5") x 2.12m (6' 11")**

Can be fitted with a single bed or used as a home office with a uPVC double glazed window to the front elevation, a pendant light and loft access to the ceiling, a central heating radiator and carpeted flooring.

## **OUTSIDE**

There is a block paved patio area to the rear of the property with the addition of a block paved parking space.

## **FIXTURES AND FITTINGS**

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

## **SERVICES (not tested)**

Mains electricity, gas, 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.





#### 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.

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.

