



30 Burnside, Broughton, DN20 0HT

Reduced £240,000



- Prime Location
- Two Reception Rooms
- En-suite Shower Room to Master
- Garage
- Gas Central Heating
- Well Proportioned
- Three Double Bedrooms
- Off Road Parking
- Private Rear Garden
- Requires a Scheme of Modernisation

Bell Watson are delighted to market this well proportioned detached bungalow in a desirable location of Broughton. This bungalow briefly comprises entrance hall, main reception room, separate dining room, kitchen, utility area, **THREE DOUBLE BEDROOMS** with the master providing an EN-SUITE shower room plus a main bathroom. The bungalow enjoys gardens to the front and rear with the rear garden being private and secure. There is a driveway providing off road parking and a garage. uPVC double glazing and gas central heating 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 Forest Pines Spa & Golf Resort and access to the M180 motorway is approximately one mile to the south.

ACCOMMODATION

Arranged over the ground floor.

ENTRANCE HALLWAY

Enter the property via the timber external door into an L shaped hallway with a central heating radiator, two pendant lights and loft access to the ceiling, two built in storage cupboards and carpeted flooring.

KITCHEN 3.30m (10' 10") x 3.31m (10' 10")

A bright and spacious kitchen is fitted with a range of wall and base units, worktops with tiled splash backs and a 1.5 composite sink with chrome mixer tap sits under the uPVC double glazed window to the rear aspect. There is an integrated electric oven and ceramic hob with extractor over, an under counter recess for a fridge. Strip light to the ceiling, a central heating radiator, tile effect cushion flooring and a uPVC external door to the rear garden.

UTILITY ROOM 2.75m (9' 0") x 2.17m (7' 1")

Providing high and low level units with tiled splash backs and a stainless steel sink with chrome mixer tap sits under a uPVC double glazed window to the rear aspect. There is an under counter recess with plumbing for a washing machine, space for a free standing fridge freezer, a light to the ceiling and flooring to match the kitchen. The Ideal Logic combination boiler is located here.

LOUNGE 4.59m (15' 1") x 4.06m (13' 4")

Enjoying a five sectional uPVC double glazed window to the front aspect. There is a fan and coving to the ceiling, wall lighting, a central heating radiator and carpeted flooring.

DINING ROOM 3.67m (12' 0") x 2.69m (8' 10")

Having a light fitting and beams to the ceiling, a uPVC double glazed window to the rear aspect, a central heating radiator and carpeted flooring.

MASTER BEDROOM 4.68m (15' 4") x 3.32m (10' 11")

To the rear of the bungalow fitted with a range of bedroom furniture, a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 2.16m (7' 1") x 1.28m (4' 2")

A fully tiled en-suite provides a mains shower, a pedestal wash basin and close coupled WC and a chrome central heating towel rail. There is a light fitting to the ceiling, a uPVC obscure double glazed window to the rear aspect and vinyl flooring.

BEDROOM TWO 4.66m (15' 3") x 2.94m (9' 8")

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

BEDROOM THREE 3.48m (11' 5") x 2.56m (8' 5")

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

BATHROOM 2.34m (7' 8") x 2.18m (7' 2")

Providing a bath with tiled surround, a pedestal wash basin and close coupled WC. There is a light fitting to the ceiling, a central heated towel rail, a timber framed obscure window and vinyl flooring.

OUTSIDE

The front garden is mainly laid to lawn with mature flower borders and a driveway leading to the single garage. the rear garden is fully enclosed with a flagged patio area, lawn and well establish planters.

FIXTURES AND FITTINGS

All floor coverings 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 Band for this property is Band D 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.