



4 Appleby Gardens Broughton, BROUGHTON,

Reduced £175,000



- Chain Free
- Three Bedrooms
- Well Maintained and Presented Throughout
- Detached Garage
- Gas Central Heating
- Vacant Possession
- Shower Room
- Off Road Parking
- Low Maintenance Gardens

Bell Watson are pleased to present and market for sale this attractive and well maintained **THREE BEDROOM** detached bungalow briefly comprising, entrance porch, hallway, kitchen, large open plan lounge diner, three good sized bedrooms and a shower room. There is plenty of off road parking, a garage and low maintenance fully enclosed rear garden.



LOCATION

The property is located within the 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.

PORCH

Enter the property via the uPVC glazed door into a porch having a light to the ceiling, carpet to the floor and an additional uPVC external door that opens to the hall.

KITCHEN 2.65m (8' 8") x 2.07m (6' 9")

Providing a range of wall and base units with complementary counter tops having tiled splash backs. A stainless steel sink with a chrome mixer tap sits under a uPVC double glazed window to the side aspect. There is space for a free standing cooker and fridge freezer, and an under counter recess with plumbing for a washing machine. Light fitting to the ceiling and carpeted flooring. The Worcester gas combination boiler is located here

LOUNGE 6.43m (21' 1") x 3.94m (12' 11") Max

A bright and spacious open plan lounge diner enjoys two large uPVC double glazed windows, coving and two light fittings to the ceiling and two central heating radiators. There is an electric fire with marble surround and carpeted flooring.

HALL

Having coving, a light fitting and loft access to the ceiling. There is a central heating radiator and carpeted flooring.

BEDROOM ONE 3.63m (11' 11") x 3.00m (9' 10")

To the rear of the property with a light fitting and coving to the ceiling, a central heating radiator, a uPVC double glazed window and carpeted flooring.

BEDROOM TWO 3.29m (10' 10") x 2.63m (8' 8")

Having a pendant light and coving to the ceiling, a central heating radiator, uPVC double glazed sliding patio doors opening to the rear garden and carpeted flooring.

BEDROOM THREE 2.63m (8' 8") x 2.59m (8' 6")

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

SHOWER ROOM 2.28m (7' 6") x 1.80m (5' 11")

A fully tiled shower suite incorporates a mains shower with rainfall and hand held shower heads, a pedestal wash basin and close coupled WC. There is a chrome central heating towel rail, a uPVC obscure double glazed window to the side aspect, a light fitting to the ceiling and carpeted flooring.

OUTSIDE

The property enjoys well maintained and low maintenance front and rear gardens with a driveway providing off road parking leading to the detached garage. The rear garden is fully enclosed with secure gates to either side of the bungalow and has a timber shed tucked behind the garage.

GARAGE 5.31m (17' 5") x 2.70m (8' 10")

Fitted with an electric roller door to the front, providing power and lighting having a timber framed window and timber access door to the side.

FIXTURES AND FITTINGS

All light fittings and 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 C as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

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