



61 Windsor Way, BROUGHTON, DN20 0EW

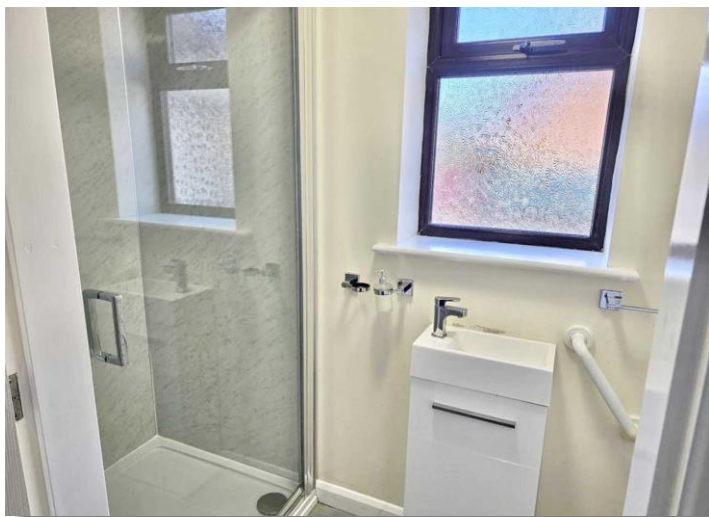
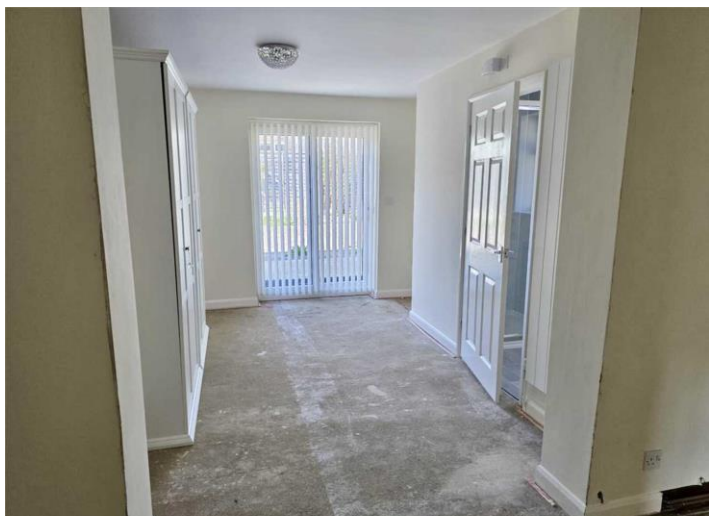
Reduced £175,000



- Extended To The Rear
- Vacant Possession
- En-Suite Shower Room
- Off Road Parking
- Low Maintenance Garden
- Chain Free
- Two Bedrooms
- Large Reception Room
- Detached Garage



Bell Watson are pleased to present this extended two bedroomed detached bungalow being sold vacant possession in the welcoming village of Broughton. The property briefly comprises entrance porch, lounge, kitchen, central hall, shower room, two bedrooms with an en-suite shower room to the master. Outside you will find front and rear gardens, off road parking and a detached garage.



## **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**

Extended to the rear.

## **PORCH**

Enter the property via the uPVC double glazed door into a porch having coving and a light fitting to the ceiling, a central heating radiator and carpeted flooring.

## **LOUNGE 5.41m (17' 9") x 4.89m (16' 1")**

Enjoying a uPVC double glazed bow window to the front aspect, a central heating radiator, a gas fire with surround, coving and light fitting to the ceiling and carpeted flooring.

## **KITCHEN 3.33m (10' 11") x 2.44m (8' 0")**

Fitted with a range of high and low level units, counter tops and tiled splash backs. A stainless steel sink sits under a uPVC double glazed window to the front aspect, there is space for a free standing cooker, an under counter recess and plumbing for a washing machine, space for a free standing fridge freezer, coving and strip light to the ceiling, a central heating radiator, wood effect laminated flooring, a uPVC external door to the side and a wall mounted Alpha combination boiler.

## **INNER HALLWAY**

With loft access and pendant light to the ceiling, a built in fully shelved cupboard and carpeted flooring.

## **SHOWER ROOM 1.90m (6' 3") x 1.63m (5' 4")**

Incorporating a corner enclosure with mains shower, a pedestal wash basin with chrome mixer tap and a closed couple WC. There is a uPVC obscure double glazed window to the side aspect, coving and a pendant light to the ceiling, a central heating radiator and cushion flooring.

## **MASTER BEDROOM 6.18m (20' 3") x 3.30m (10' 10")**

A large master bedroom having been extended to the rear enjoys access to the rear garden via the uPVC double glazed sliding patio doors, there is coving, a light fitting and pendant light to the ceiling, two central heating radiators and carpeted flooring.

## **EN-SUITE SHOWER ROOM 2.61m (8' 7") x 1.00m (3' 3")**

A modern shower room provides a walk in enclosure with electric shower, a wash basin with chrome mixer tap and closed couple WC. There is a uPVC obscure double glazed window to the side aspect, a light fitting to the ceiling, a central heating radiator and cushion flooring.

## **BEDROOM TWO 3.28m (10' 9") x 2.28m (7' 6")**

To the rear on the property having a pendant light and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

## **OUTSIDE**

There is a drive providing off road parking leading to a detached garage and gardens to the front and rear with the rear being low maintenance and block paved.

## **FIXTURES AND FITTINGS**

Light fittings, floor coverings and window dressings 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 B as confirmed by North Lincolnshire Council.





#### PROPERTY MISDESCRIPTION

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