



12 Town Hill, BROUGHTON, DN20 0HD

New £295,000



- No Upward Chain
- Loft Conversion Opportunity
- Conservatory
- Detached Garage with Workshop
- Gas Central Heating & uPVC Double Glazing
- Deceptively Large Detached Bungalow
- Two Reception Rooms
- Extensive Off Road Parking
- Well Presented Throughout



Bell Watson are delighted to present this deceptively large detached bungalow situated on an elevated plot in the centre of the popular village of Broughton. The bungalow is very well maintained and presented throughout with scope to improve providing the opportunity to convert the loft space into additional living accommodation. The property briefly comprises an entrance porch, central hallway, two reception rooms, large dining kitchen, two double bedrooms, a home office, a spacious bathroom and a conservatory. Externally you will find extensive off road parking, manicured gardens to the front and rear and a detached garage with workshop. **MUST BE VIEWED!**



## **LOCATION**

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

Well maintained throughout, arranged over the ground floor with potential to convert the loft space.

### **HALLWAY 7.91m (25' 11") x 1.50m (4' 11")**

Enter the property via the uPVC double glazed front doors into a porch area with a light fitting to the ceiling, video doorbell, electric socket, and an additional uPVC door into a spacious central hallway having two light fittings, two wall lights, coving and loft access to the ceiling, a central heating radiator and wood effect laminate flooring.

### **LOUNGE 4.54m (14' 11") x 3.95m (13' 0")**

A bright front facing lounge has a four sectional uPVC double glazed bow window and enjoys a gas fire with brick surround. There is a light fitting and coving to the ceiling, two central heating radiators and wood effect laminate flooring.

### **DINING ROOM 3.95m (13' 0") x 3.05m (10' 0")**

The wood effect laminate flooring continues through the open archway into the dining room having a light fitting and coving to the ceiling, a uPVC double glazed window to the side aspect and a central heating radiator.

### **KITCHEN 3.94m (12' 11") x 4.22m (13' 10")**

A well appointed kitchen provides a range of wall and base units having fitted counter tops and tiled splash backs and incorporates a 1.5 ceramic sink with chrome mixer tap over, an integrated electric oven with ceramic Induction hob and built in extractor over and an integrated fridge. There are two under counter recesses with plumbing for a dishwasher and washing machine with plenty of space for a free standing fridge freezer and large dining table.

The kitchen has uPVC double glazed windows to the side and rear aspects, along with an external door leading to the conservatory. There are spotlights and a light fitting to the ceiling, a central heating radiator and tiled flooring. The Ideal combination boiler (still under warranty) is located in the kitchen.

### **CONSERVATORY 3.90m (12' 10") x 2.74m (9' 0")**

A uPVC double glazed conservatory with polycarbonate roofing, wall lighting, a central heating radiator, wood effect cushion flooring and two external doors leading to the rear garden and driveway.

### **BEDROOM ONE 4.24m (13' 11") x 3.00m (9' 10")**

Located at the front of the property providing built in wardrobes fitted with sliding mirrored doors, a light fitting and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

### **BEDROOM TWO 3.62m (11' 11") x 3.35m (11' 0")**

Also double in size with built in wardrobes fitted with mirrored sliding doors, a uPVC double glazed window, a pendant light and coving to the ceiling, a central heating radiator and solid wood flooring.

### **OFFICE 2.04m (6' 8") x 1.96m (6' 5")**

With built in wardrobes fitted with sliding mirrored doors, a light fitting to the ceiling, a uPVC double glazed window to the rear aspect, a central heating radiator and carpeted flooring.

### **BATHROOM 2.99m (9' 10") x 2.60m (8' 6")**

A large bathroom incorporating a four piece suite to include a shower enclosure fitted with mains shower, a double ended jacuzzi bath with tiled surround, a vanity sink fitted with storage, chrome mixer tap, tiled splash back and mirror with light fitting and a close coupled WC. There are spotlights to the ceiling, an extractor fan, a central heating radiator, a uPVC double glazed window to the rear aspect and Karndean flooring.

### **GARAGE 4.87m (16' 0") x 3.07m (10' 1")**

Fitted with lighting and electricity having an electric remote controlled roller door. There is a workshop area to the side of the garage with window and measures approx (4.10m x 1.52m)

## **OUTSIDE**

The bungalow is well elevated from the road sitting on a good sized plot providing extensive off road parking with the driveway leading down the side of the property to the detached garage. There is a well established garden to the front, a gravelled area to the side and a well manicured and landscaped garden to the rear being fully enclosed and secure enjoying miniature fruit trees to include two apple trees, a pear tree, gooseberry, blackcurrant bushes and a strawberry patch. There is a raised flagged patio, a lawned area and pretty gravelled pathways.

## **FIXTURES AND FITTINGS**

All integrated appliances, floor coverings, and blinds are to be included within the sale of the property. The property is fitted with full colour day and night CCTV security. Light fittings can be purchased by separate negotiation if required.

## **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.



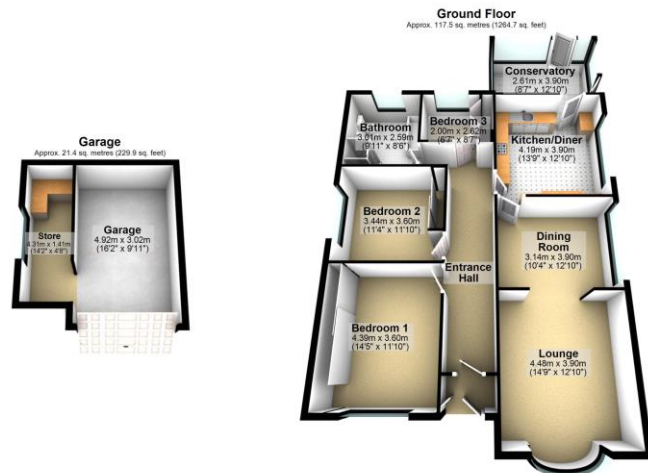












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