



Woodland Drive, Broughton, Brigg



3



1



0

£275,000

 3    1    0

## Key Features

- ESTABLISHED AREA
- BEAUTIFULLY LIT
- EASY MAINTAINED GARDENS
- GARAGE AND DRIVE
- CONSERVATORY
- SEPARATE DINING ROOM
- EPC RATING A
- FREEHOLD





This delightfully presented 3 bedroom detached Bungalow is situated in an established residential area in the sought after village of Broughton. Set within easy maintained gardens the home includes a forward facing Lounge, separate Dining room and Conservatory leading from the Kitchen. Reception parking and a Garage completes the property.

#### ENTRANCE

A Pvcu door opens to the brick Porch with pine panelled ceiling, radiator and aluminium door to

#### L SHAPED HALL 0.00m x 0.00m (0'0" x 0'0")

Centrally situated and including a radiator, dado rail, coving and laddered access to the insulated Attic room with radiator and further storage area.

#### LOUNGE 5.78m x 3.45m (19'0" x 11'4")

A beautifully lit forward facing room with Pvcu double glazed picture window, coving, radiator, TV aerial point and decorative timber fire surround with inset electric fire. Twin multi-pane doors open to

#### DINING ROOM 3.30m x 2.70m (10'10" x 8'11")

Enjoying views across the rear garden, radiator and coving.

#### KITCHEN 3.24m x 3.00m (10'7" x 9'10")

Appointed with a good range of high and low painted units with contrasting wood grain tops to include an inset 1 1/2 bowl stainless steel sink unit with cupboards and plumbing for an automatic washing machine under, a further 5 base units together with an additional 8 at eye level, tiled splash areas, inset electric hob with extractor over, built in double oven with storage over and under, spot lights and door to

#### CONSERVATORY 3.14m x 2.37m (10'4" x 7'10")

Enjoying views across the easily to maintain rear gardens and comprising of Pvcu double glazed panels over brick plinths with hip and pitched translucent roof and side door



#### BEDROOM 1 3.71m x 3.25m (12'2" x 10'8")

A rear facing double room with Pvcu double glazed picture window, radiator, TV aerial point and a range of fitted furniture to include 3 double, 1 single wardrobes and matching drawer units.

#### BEDROOM 2 3.41m x 3.28m (11'2" x 10'10")

A further double room with Pvcu double glazed picture window radiator and a range of fitted furniture to include 3 double and 1 single wardrobes and matching drawers. ( maximum measurements)

#### BEDROOM 3 2.53m x 1.89m (8'4" x 6'2")

Currently a Study with Pvcu double glazed window to the front aspect and radiator.

#### BATHROOM 2.52m x 2.30m (8'4" x 7'6")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath, tiled and glazed shower enclosure, fitted Linen cupboard with radiator, tiled to half height, spot lighting, coving, radiator and pvcu double glazed window.

#### OUTSIDE

The property is fronted by a low, stepped brick wall beyond which there is broad block paved reception area and drive which leads to the attached GARAGE(6.74m x 3.00m) with up and over door, window and radiator. There is an attached Boiler House with gas fired boiler and a separate toilet with radiator, low flush wc and hot water heater. The remainder of the rear is designed with easy enjoyment in mind and features gravel and slate topped areas with inset clipped evergreens and spring bulbs. In addition to the raised vegetable beds there is a small ornamental pond together with a seating area and small GardenShed.

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.



### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS.

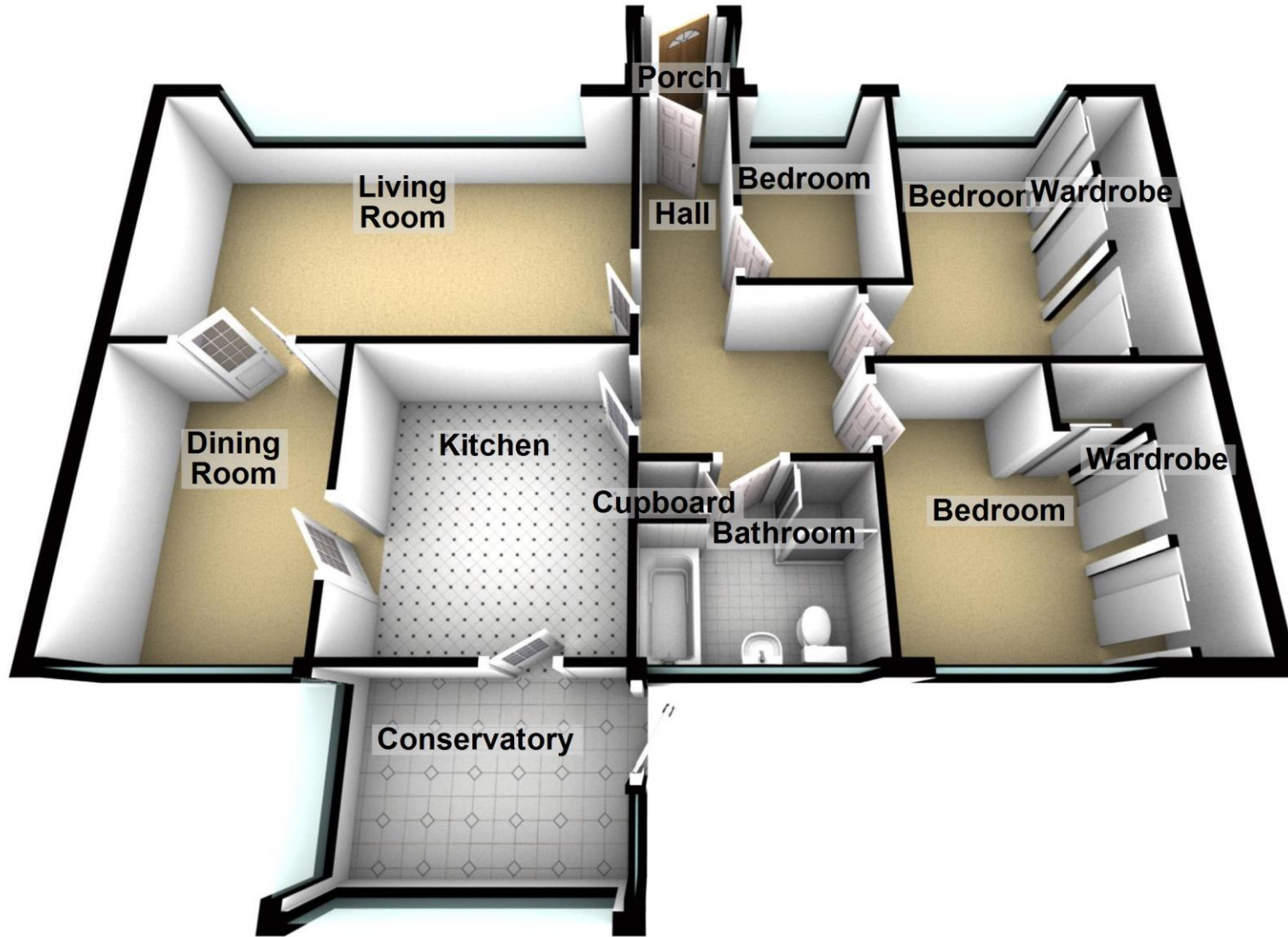
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





## Ground Floor

Approx. 93.9 sq. metres (1010.9 sq. feet)



Total area: approx. 93.9 sq. metres (1010.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>	94	99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

