



Mill Lane, Broughton, Brigg



2



1



2

£152,500



Key Features

- NO UPWARD CHAIN
- GENEROUS GARDENS
- WELL PRESENTED
- ESTABLISHED POSITION
- MODERN BATHROOM
- COUNCIL TAX BAND A
- EPC RATING D
- FREEHOLD





This well presented 2 bedroom semi detached house is offered with the benefit of NO UPWARD CHAIN. The home briefly includes a forward facing Lounge, Dining area leading to the Kitchen and a generous family Bathroom serving the 2 first floor Bedrooms. There are long gardens to the rear and there is a concrete reception area to the front.

ENTRANCE

A Pvcu door opens to Reception vestibule with radiator and stairs to the first floor.

LOUNGE 4.35m x 4.04m (14'4" x 13'4")

A forward facing room with Pvcu double glazed window, radiator, coving and distinctive painted white brick fireplace with modern gas fire.

DINING ROOM 2.43m x 2.00m (8'0" x 6'7")

An adaptable space with Pvcu door to the rear aspect, radiator, coving, understair Storage cupboard housing the gas fired combination boiler, Pvcu double glazed window and squared arch to

KITCHEN 2.90m x 2.42m (9'6" x 7'11")

Appointed with a good range of high and low white fronted units with contrasting work tops and including a single sink unit with cupboards under, inset electric cooker with extractor hood over, plumbing for an automatic washing machine, space for an upright fridge/freezer, coving, radiator and Pvcu double glazed window.

LANDING 0.00m x 0.00m (0'0" x 0'0")

Radiator, access to the roof space and Pvcu double glazed window.

BEDROOM 1 4.04m x 3.33m (13'4" x 10'11")

(Measurements exclude the recess) A generous forward facing room with Pvcu double glazed window, coving and radiator.

BEDROOM 2 3.53m x 2.50m (11'7" x 8'2")

A rear facing room with Pvcu double glazed window, radiator and coving.

BATHROOM 2.42m x 2.48m (7'11" x 8'1")

Appointed with a suite in white to include an shower bath with glazed screen, mixer tap and mains fed shower over, close coupled wc, pedestal wash hand basin, radiator, extractor fan, coving, tiled to the shower area and to half height on the remaining walls and Pvcu double glazed window.

OUTSIDE

The property is fronted by a broad concrete reception area and a high timber gate opens to the large enclosed rear garden which is primarily laid to lawn with a flagged patio and garden Shed.

NOTE

Prospective purchasers should be aware that there is no drop down kerb to the road.

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

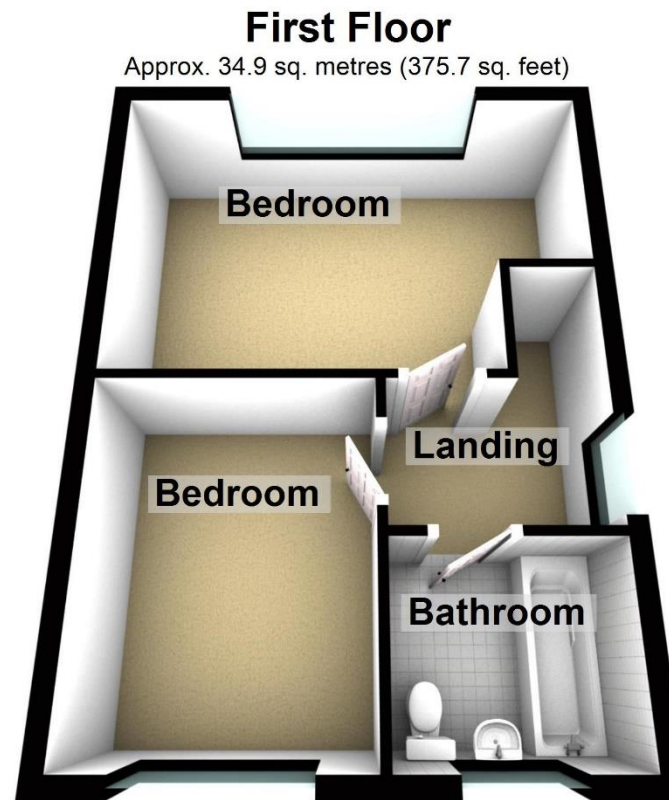
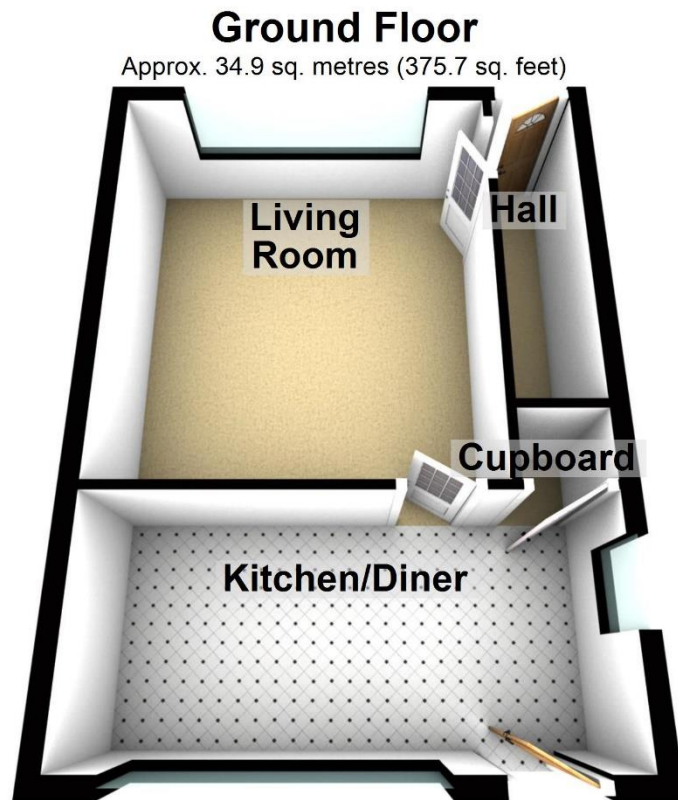
We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

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.



Total area: approx. 69.8 sq. metres (751.4 sq. feet)

Address: 12 Mill Lane, Broughton, BRIGG, DN20 0JE

RRN:

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



65

88

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

