



Mill Lane, Broughton



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£185,000



## Key Features

- NO UPWARD CHAIN
- TURN KEY HOME
- OPEN LOUNGE/DINER
- GARDEN ROOM
- LARGE GARDEN
- SECURE PARKING
- EPC RATING D
- COUNCIL TAX BAND A





NO UPWARD CHAIN.

This recently refurbished traditional semi detached home offers spacious and flexible 2 bedroom accommodation with generous gardens and extensive parking. There is an open plan Lounge/Dining area and an oak style kitchen, Garden room with stove and large utility. A modern bathroom completes the home. Viewing a must.

#### HALL

A Pvcu door opens to the Hall with spindle balustraded stair to the first floor, radiator, coving and wood and glazed door to

#### DINING ROOM 4.88m x 3.66m (16'0" x 12'0")

Forming part of an open plan living area with Pvcu window overlooking the Garden room and the side aspect, radiator and leading to

#### SITTING ROOM 3.69m x 3.10m (12'1" x 10'2")

A forward facing relaxed space centred on the contemporary fireplace with inset log effect electric fire, Pvcu double glazed window, coving and radiator.

#### KITCHEN 3.89m x 2.44m (12'9" x 8'0")

A well appointed modern room with a range of high and low light oak style units with contrasting grey worktops and including a circular ceramic sink unit, built in 4 burner stainless steel gas hob with oven under and extractor over, spot lights, radiator and views to Garden room.

#### GARDEN ROOM 3.61m x 3.65m (11'10" x 12'0")

An outstanding informal social space with double glazed units over brick with sloping translucent roof and brick built corner fireplace with inset multi-fuel stove and Pvcu doors to the side and rear.

#### UTILITY 2.28m x 1.85m (7'6" x 6'1")

A generous practical space with space and plumbing for an automatic washing machine, wall mounted gas fired



combination boiler, low flush wc, circular porcelain sink with cupboards under, radiator and Pvcu double glazed window.

#### LANDING

With radiator, coving and access to the roof space.

#### BEDROOM 1 3.45m x 3.70m (11'4" x 12'1")

A well lit forward facing double room with Pvcu double glazed window, radiator, coving and deep built in cupboard.

#### BEDROOM 2 3.65m x 2.98m (12'0" x 9'10")

Enjoying views to the rear garden with Pvcu double glazed window and radiator.

#### BATHROOM 3.65m x 2.98m (12'0" x 9'10")

Appointed with a modern suite in white to include a close coupled wc, pedestal wash hand basin, P shaped bath with mixer tap, electric shower over and curving scree. There is also a period style radiator, coving, Pvcu double glazed window and non-slip flooring.

#### OUTSIDE

~The property is fronted by wrought iron railing and twin gates open to a wide 2 car side reception area with mature shrub border. A panel fence separates a further secure reception area suited to either additional parking or the storage of a caravan. The home is completed by a large, enclosed rear garden which is primarily laid to lawn with ornamental shrubs together with an amenity area with garden shed.

#### 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 PLAN

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective



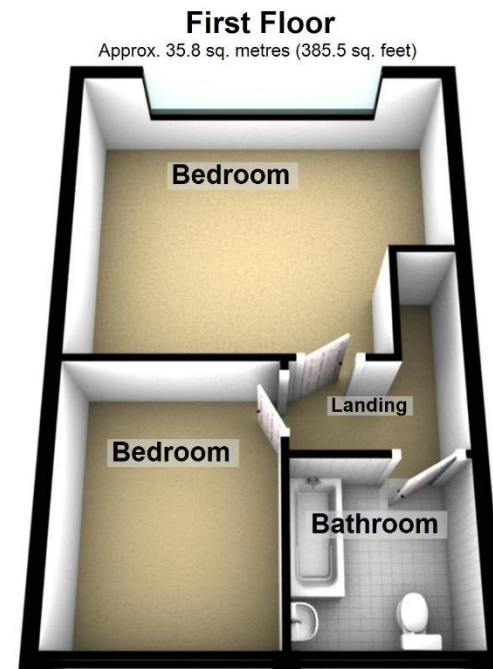
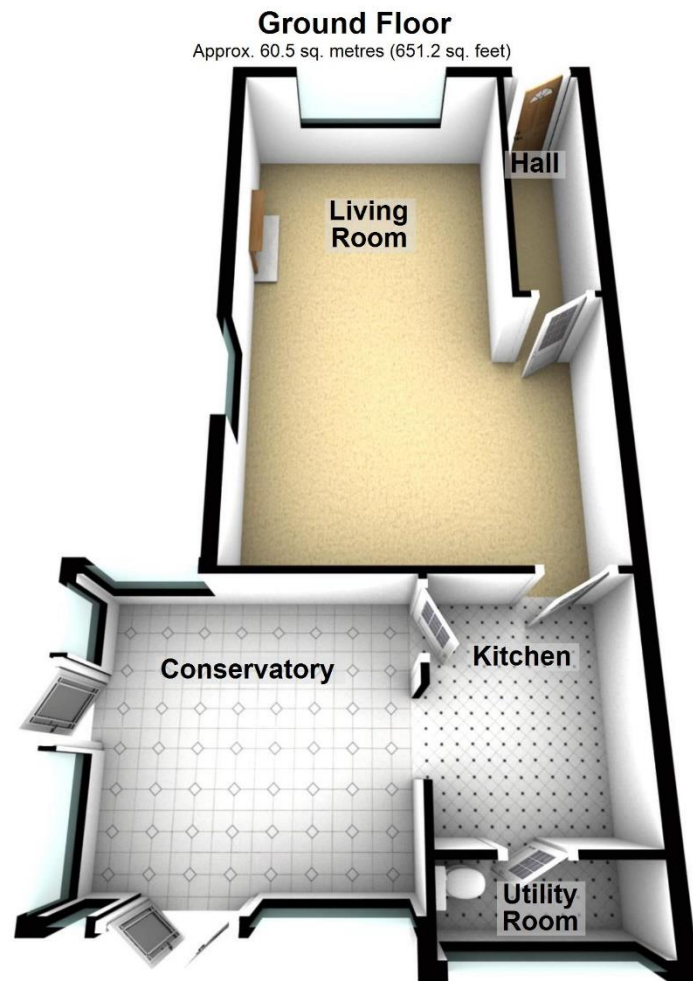
purchaser should confirm the the property suitability prior to offer.

### 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. 96.3 sq. metres (1036.7 sq. feet)

Address: 25 Mill Lane, Broughton, BRIGG, DN20 0JB

RRN:

