



Chancel Walk , Broughton



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OFFERS OVER £300,000



Key Features

- DESIRABLE LOCATION
- 0.19 ACRE GARDEN PLOT
- 3 DOUBLE BEDROOMS
- 19' LOUNGE
- GARAGE AND WORKSHOP
- EXTENSIVE PARKING
- EPC RATING C
- FREEHOLD





Occupying a substantial garden plot in a rarely available residential area this generous detached bungalow offers 3 bedroom accommodation with extensive parking. The home includes a 19' Lounge together with a pine style Kitchen. The keen hobbyist is well catered for by the 22' Garage with attached workshop.

A home for all the family.

RECEPTION HALL 5.86m x 3.23m (19'2" x 10'7")

A recessed and lit entrance with Pvcu door and side screen opens to the Hall with radiator, telephone point, access to the roof space and Cloaks cupboard.

KITCHEN 5.18m x 3.98m (17'0" x 13'1")

A generous informal social space appointed with a range of pine style fronted units and contrasting worktops to include an inset stainless steel sink with cupboards under, space for a gas fired range cooker with chimney extractor over, a further 6 base units, dishwasher space, an additional 8 units at eye, tiled floor, Pvcu double glazed window to the side aspect, cast iron stove shared with the Lounge, side entry door and wood and glazed door to the Utility.

UTILITY 1.98m x 1.97m (6'6" x 6'6")

A practical space with additional sink unit, space for both a tumble dryer and automatic washing machine, 2 units at eye level, tiled floor, Pvcu double glazed window, radiator and tiling to half height.

CLOAK ROOM

Including a low flush wc, corner wash hand basin, tiled floor, radiator and tiling to half height.

REAR ENTRANCE 2.97m x 1.87m (9'8" x 6'1")

With tiled floor and Pvcu double glazed patio doors.

LOUNGE 6.02m x 5.06m (19'10" x 16'7")

A well lit dual aspect room centred on the cast iron multi-fuel stove, radiator, TV aerial point, cornice, door to the Hall and Pvcu french doors opening to the rear terrace.



BEDROOM 1 4.10m x 3.56m (13'6" x 11'8")

A dual aspect double room with Pvcu double glazed windows to the front and side, radiator and coving.

BEDROOM 2 3.82m x 3.39m (12'6" x 11'1")

A further double room with Pvcu double glazed windows to the front and side aspects and radiator.

BEDROOM 3 3.81m x 3.02m (12'6" x 9'11")

A side facing room with Pvcu double glazed window and radiator.

BATHROOM 3.00m x 2.74m (9'10" x 9'0")

Stylishly appointed with marbled marine boarding to the walls and Pvcu panelled ceiling and appointed with a suite to include a close coupled wc, corner bath with mixer shower attachment, pedestal wash hand basin, glazed and tiled shower enclosure, extractor fan and radiator.

OUTSIDE

The property is fronted by a gravel topped garden with walkways and a 4 car side reception drive leads to the detached Garage (6.85m x 3.68m) with electric power and Toilet. There is an attached Workshop (4.76m x 2.26m) together with further large Sheds and Stores. Immediately to the rear of the property there is a broad terrace which could be suited to further secure parking if required. The substantial gardens are ideally suited to family games and are primarily laid to lawn with inset fruit trees.

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 D. 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.

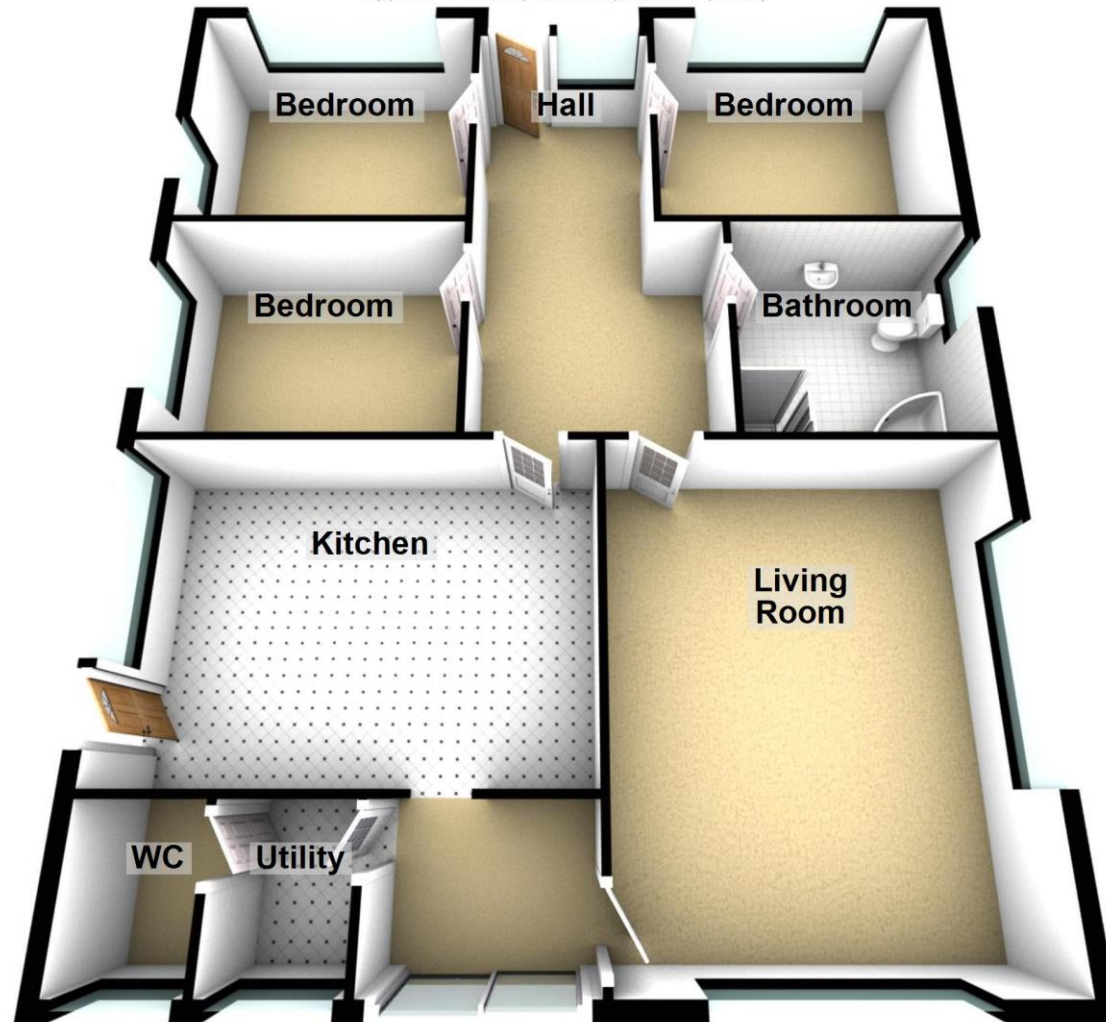
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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. 118.1 sq. metres (1271.7 sq. feet)



Total area: approx. 118.1 sq. metres (1271.7 sq. feet)

Address: 1 Chancel Walk, Broughton, BRIGG, DN20 0JD
RRN:

