



George Street, Broughton



2



1



1

£300,000



Key Features

- 0.2 ACRE PLOT
- EXTENSIVE PARKING
- PART EXTENDED
- COUNCIL TAX BAND D
- BUYER TO COMPLETE
- EPC RATING D
- FREEHOLD





Rare opportunity to complete a generous detached bungalow to your own requirements. This habitable 2 bedroom bungalow occupies an approx 0.2 acre plot and has been partly extended to the side and rear. In addition to the current accommodation the home will include a 28' Living space opening to the garden, an additional bedroom, utility and stylish entrance. Extensive parking and double garage.

A unique development opportunity.



ENTRANCE 3.97m x 1.71m (13'0" x 5'7")

A wood and glazed door opens to the Hall with radiator, coving and cloaks cupboard.

LOUNGE 4.55m x 3.75m (14'11" x 12'4")

A forward facing room with square walk-in uPvc double glazed bay window, fireplace with gas point and media space over, radiator.

KITCHEN 4.67m x 3.56m (15'4" x 11'8")

A generous room appointed with a good range of oak effect fronted high and low units and including an inset resin sink unit with cupboards under, gas cooker point, space and plumbing for an automatic washing machine, 6 base units, larder store and 5 further units at eye level, side entrance door and cupboard housing the gas fired combination boiler.

BEDROOM 1 3.63m x 3.03m (11'11" x 9'11")

A side facing double room with 2 double wardrobes, radiator and coving.

BEDROOM 2 3.63m x 3.02m (11'11" x 9'11")

A further double room with views to the rear garden, radiator and coving.



BATHROOM

Appointed with a light coloured suite to include a close coupled wc, pedestal wash hand basin, panelled bath, part tiled walls, radiator, access to the roof space and linen cupboard.

OUTSIDE

The property occupies a plot of approx 0.2 acres or thereabouts and enjoys a broad frontage to George Street. A generous side drive allows for extensive off road parking and there are large gardens to the rear which are primarily laid to lawn. A single sectional garage and useful garden sheds completes the property.

NOTE

The property was granted planning permission by North Lincolnshire Council under licence number PA/2023/1268 on 05/09/2023. The works are up to block level and all mains service are connected to the existing bungalow. The majority of the materials required to complete the fabric of the extensions are on site and can be made available to the final purchaser.

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.

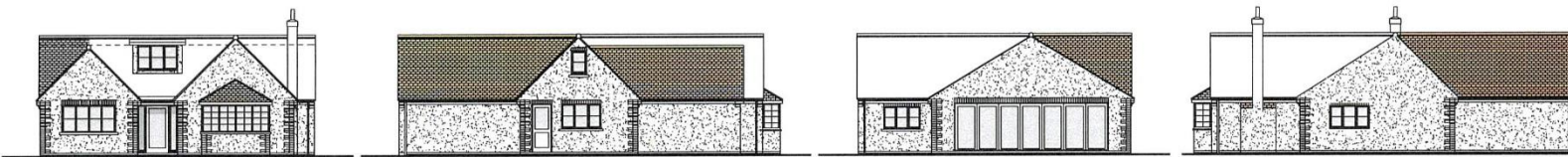
ANTI MONEY LAUNDERING AND REFERRALS

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.





Front (S) Elevation

Side (W) Elevation

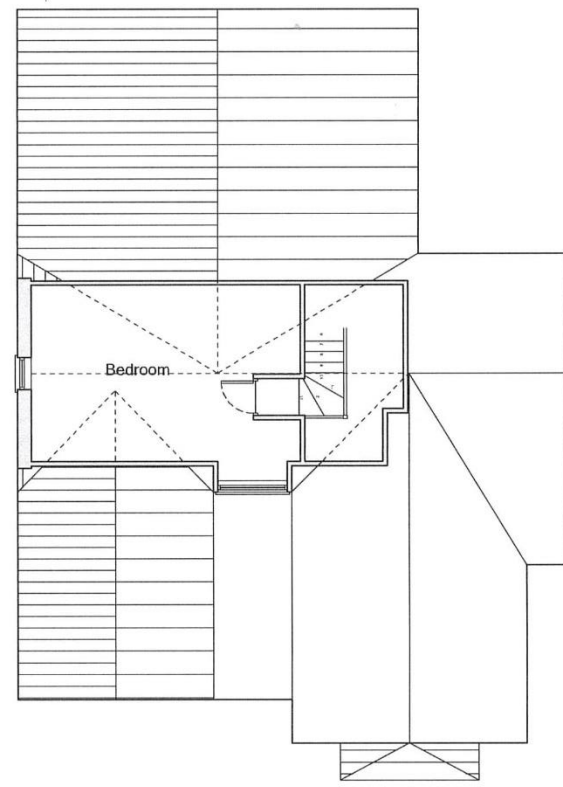
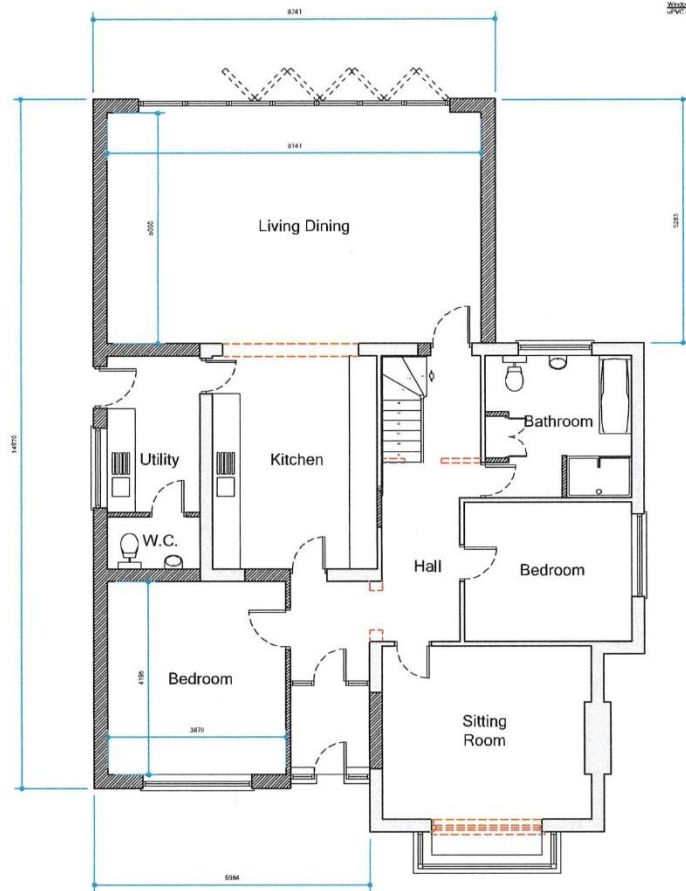
Rear (N) Elevation

Side (E) Elevation

- External Materials - House**
- Roof:** Concrete Plane Tiles with matching half round ridge. Colour and size to match original with existing.
 - Deck:** Grey Aluminium GRG roof to verity and corner roof.
 - Paint Work Details:** Matching white decorative gutters on white PVC fascia and soffits.
 - External Walls:** Re-rendered Brick External County Wig.
 - Windows and Doors:** uPVC double glazed doors / windows in white.

Scale Bar

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FOR APPROVAL

Project: Proposed Alterations and Extension to Church Street, Romford, E1 and Sibleburg

Drawing Title: Proposed General Arrangements - SCHEDULE 1

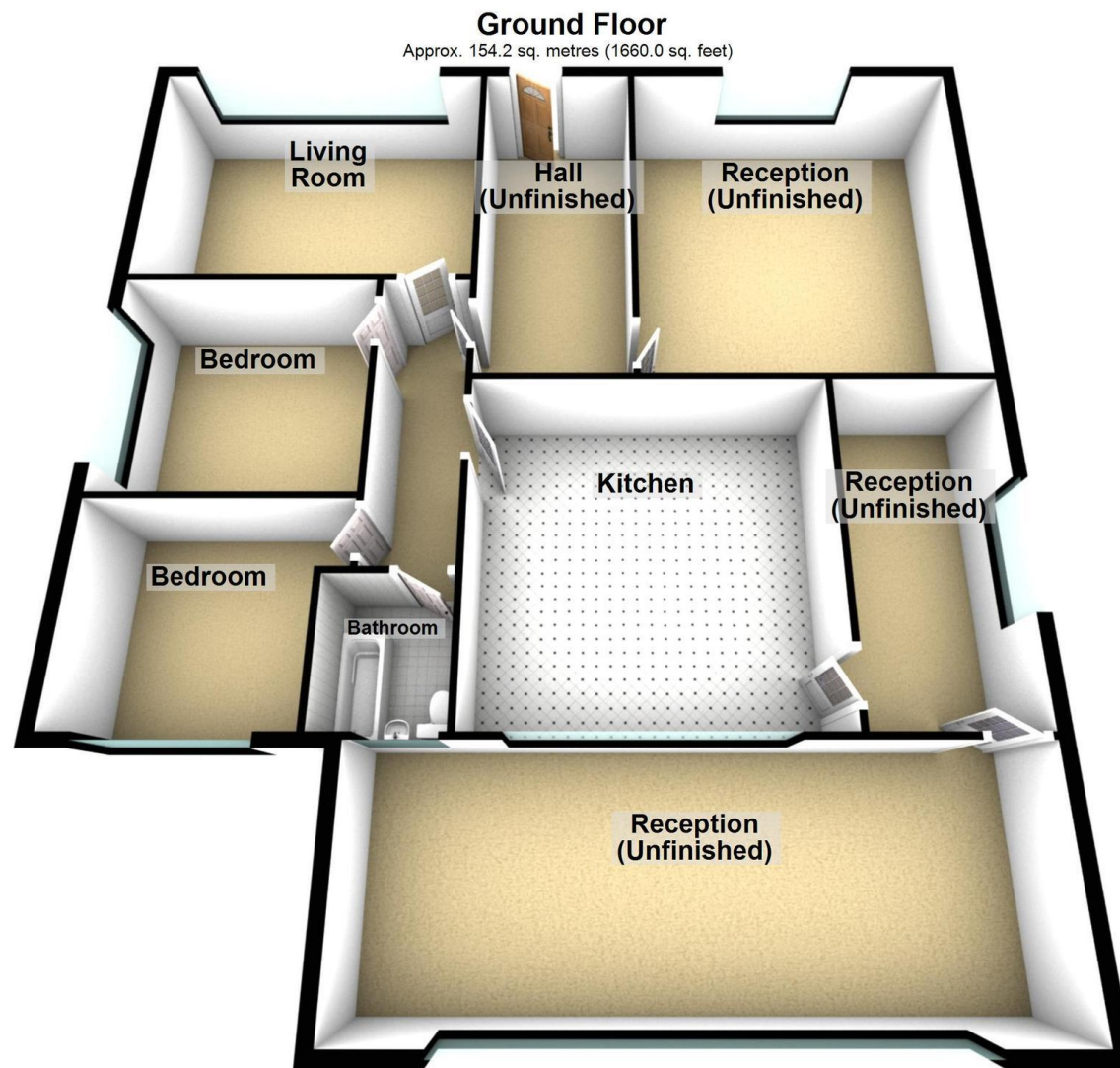
Drawn: rj/tyb

Date: 14.01.22

Scale: As shown

Size: A1

Drawing No.: RD:5166 / 02 B



Total area: approx. 154.2 sq. metres (1660.0 sq. feet)

