



Estate Avenue, Broughton



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£170,000

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## Key Features

- EXCELLENT FIRST FAMILY HOME
- DUAL ASPECT LOUNGE
- CONTEMPORARY DINING KITCHEN
- LARGE GARDEN
- RECEPTION PARKING
- CARPORT
- EPC RATING C





An excellent, traditional 3 bedroom semi detached family home with Planning permission for a ground floor extension. The home has been improved by the current owner for their own occupation and includes a dual aspect lounge and a stylish dining kitchen with a contemporary range of deep blue units. In addition to the 2 car drive there is a wide, gated carport and the extensive rear gardens offer a degree of both security and privacy.

### VIRTUAL TOUR

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### ENTRANCE

A composite door opens to the hall with radiator and stair to the first floor.

### CLOAK ROOM

Appointed with a white close coupled wc and Pvcu double glazed window.

### LOUNGE 5.45m x 3.27m (17'11" x 10'8")

A generous dual aspect family space with Pvcu double glazed windows to the front and rear. The room also includes 2 radiators, coving and Tv aerial point.

### DINING KITCHEN 4.56m x 4.05m (15'0" x 13'4")

Stylishly appointed with a range of contemporary deep blue fronted units with contrasting white work surfaces and including a resin sink unit with mixer tap, 7 base units, space and plumbing for both a dishwasher and automatic washing machine, inset electric hob with chimney style extractor over and oven under, radiator, 2 Pvcu double glazed windows to the rear aspect, radiator, decoratively tiled flooring, an additional range of base units with larder store and side entrance door.

### LANDING

Centrally placed with Pvcu double glazed window to the rear, cupboard housing the gas fired combination boiler and access to the roof space.



### BEDROOM 1 3.14m x 3.67m (10'4" x 12'0")

A forward facing double room with Pvcu double glazed window, radiator, fitted wardrobe and deep built in hanging cupboard.

### BEDROOM 2 3.26m x 3.67m (10'8" x 12'0")

A further forward facing double room with Pvcu double glazed window and radiator. (Maximum measurements into the door.)

### BEDROOM 3 2.34m x 2.4m (7'8" x 7'11")

(Currently used as a Study.) A rear facing room with radiator, Pvcu double glazed window and built in hanging space.

### BATHROOM 2.02m x 1.69m (6'7" x 5'6")

A fully tiled room with suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with telephone style mixer shower, radiator and Pvcu double glazed window.

### OUTSIDE

The property is fronted by a neat gravel topped reception area with shrub border and a 2 car flagged driveway leads to a large, gated car port which provides additional parking if required. Immediately to the rear of the home there is a neat lawned and fenced garden with attendant shrub borders. A picket gate opens to a further, extensive lawn with useful garden shed. The rear is made more secure by boundary hedging.

### NOTE

The property benefits from Planning permission to provide for a ground floor extension granted under licence number PA/2023/1873 by North Lincolnshire Council on 29/11/23.

### 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

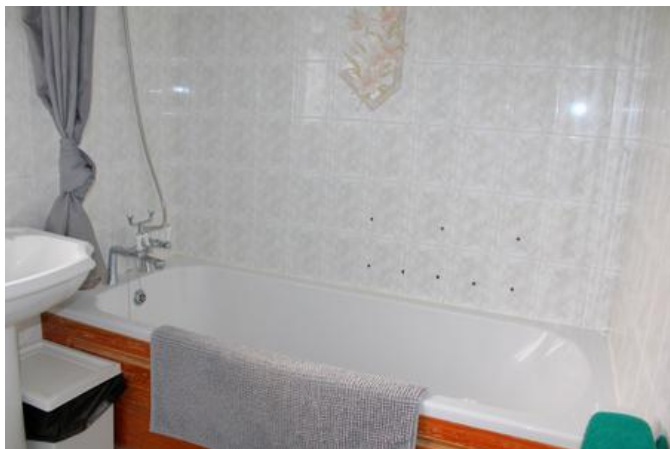
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

## 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.

## KEY FACTS FOR BUYERS

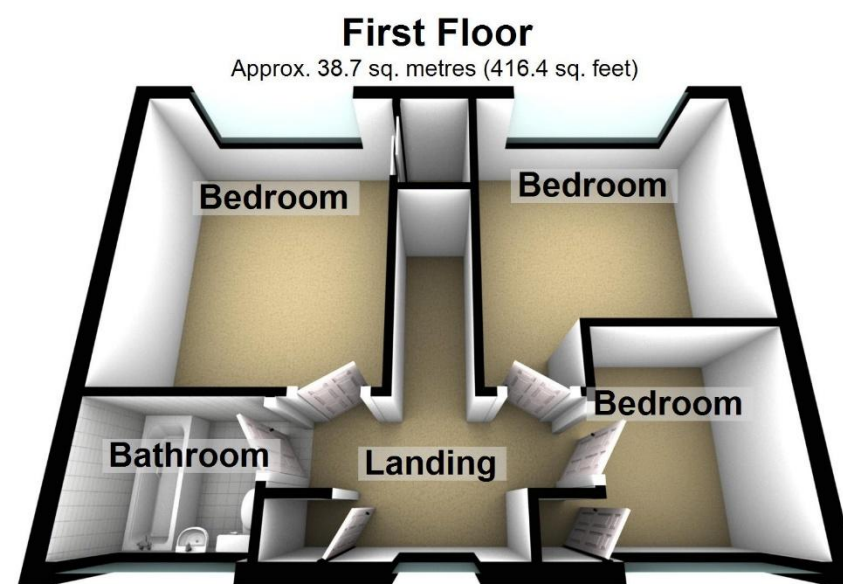
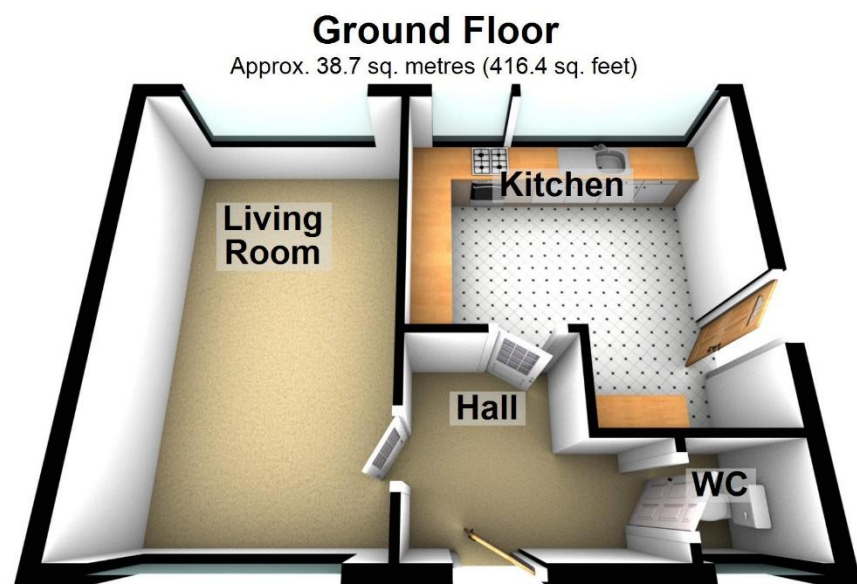
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Total area: approx. 77.4 sq. metres (832.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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