



**Burnside,**

Broughton, North Lincolnshire, DN20 0HT

**NEWTON**FALLOWELL





**Burnside,  
Broughton, North Lincolnshire, DN20 0HT  
Asking Price £295,000**

A DREAM OF A DETACHED FAMILY HOME.

Set within stunning, landscaped gardens this immaculately presented modern detached home has been extended to provide a 4 bedroom family residence of outstanding proportion and style.

Designed for modern family living the property includes a delightful bay fronted Lounge leading to a separate Dining room which in turn leads to the double glazed Conservatory and garden beyond: ideal for informal entertaining. The generously appointed Kitchen leads to a large Utility with separate Shower Room and door to the attached Double Garage.

As one would expect the Master Bedroom has both an en-suite shower room and an extensive range of fitted furniture and the Family Bathroom, with 4 piece suite, serves the remaining 3 bedrooms.

In addition to the Garage there is a broad reception area and double gates allow access to the side for the secure storage of a motorhome.

The surprisingly low maintenance gardens are a delight with distinct planting and seating areas arranged around an ornamental pond to provide year round interest and the opportunity for al fresco entertaining.

A TRUE DELIGHT WHICH SIMPLY MUST BE VIEWED.





### RECEPTION HALL

16'7" x 5'9" (5.06m x 1.77m)

A recessed and lit Entrance and door with decoratively glazed insets opens into a welcoming Hall with spindle balustrade stair, coving, radiator, telephone point and CLOAKROOM with suite in white to include close couple wc, wash hand basin with tiled splash back and radiator.

### LOUNGE

18'2" excluding bay x 10'8" (5.54m excluding bay x 3.26m)

A beautifully lit forward facing room with square walk in double glazed bay window, Adams style fire surround with light marbled back and hearth and inset coal effect gas fire, radiator, coving, tv aerial point and twin part glazed doors to

### DINING ROOM

12'2" x 9'10" (3.71m x 3m)

Ideal for family celebrations with laminated flooring, radiator, coving and square bay with double glazed French doors and side windows to

### CONSERVATORY

12'4" x 8'2" (3.76m x 2.49m)

Comprising of Pvcu double glazed panels over brick plinths with hip and pitched translucent roof with vents and fan, decoratively tiled floor and sliding doors to the rear terrace.

### KITCHEN

16'0" max x 9'6" max (4.88m max x 2.9m max)

Being irregular in plan and appointed with an extensive range of limed oak effect fronted units with matching work surfaces to include inset 1 1/2 bowl resin sink unit with cupboards under, space and plumbing for a dishwasher, refrigerator recess, a further 3 base units, inset 4 burner gas hob with decorative extractor canopy over and oven under, an additional 6 pelmetted and underlit units at eye level together with 2 open end shelf display units. There is also a further dresser style unit which includes 5 base cupboards, larder store, 2 glass fronted china display cabinets and plate rack. The Kitchen is completed by a double glazed window overlooking the garden, tiled splash areas, radiator and coving.

### UTILITY

13'2" x 8'8" (4.03m x 2.65m)

With a further range of modern light oak effect fronted units with inset twin circular sink with cupboards under, space and plumbing for both an automatic washing machine and tumble drier, freezer space, cloaks cupboard, additional cupboard housing the gas fired central heating boiler, tiled splash areas, inset LED ceiling lights, coving, radiator, double glazed window, internal door to the Garage and rear personel door.

### SHOWER ROOM

5'1" x 5'7" (1.57m x 1.72m)

Being fully tiled to the walls and floor with natural stone tiles and with suite in white to include modern wash hand basin with waterfall tap, close couple wc, glazed and tiled shower enclosure, chrome towel radiator, inset LED ceiling spotlights, double glazed window and extractor fan.

### LANDING

With turned spindle rails, laddered access to the roof space, coving and heated linen cupboard.

### BEDROOM 1

14'7" to the fronts x 10'9" (4.46m to the fronts x 3.28m)

A sophisticated retreat extensively appointed with a range of cherry wood style furniture to include 5 single wardrobes, 1 gentlemen's wardrobe, bedhead cupboards, bedside drawer units with display shelving, matching dressing table with additional bank of 5 drawers, double glazed window, radiator, coving, tv aerial point and arched display recess.

EN-SUITE with suite in white to include close coupled wc, pedestal wash hand basin, recessed shower enclosure with bi-fold door, radiator, extractor fan, double glazed window, coving and contrasting tiling to half height.

### BEDROOM 2

13'11" x 11'11" max (4.26m x 3.64m max)

A delightful forward facing Guest room with double glazed window, radiator, coving and arched display recess.

### BEDROOM 3

11'4" x 10'0" (3.47m x 3.07m)

An ideal teenage room with a range of fitted modern furniture to include 3 double wardrobes, 5 bedhead cupboards and corner desk unit with cupboards and shelving over. there is also laminated flooring, a double glazed window overlooking the rear garden, coving, and radiator.





#### BEDROOM 4

11'5" x 7'8" (3.50m x 2.34m)

A flexible room currently used as a Study with double glazed window to the rear, coving, radiator, telephone point and tv aerial point.

#### BATHROOM

7'9" x 7'5" max (2.38m x 2.27m max)

With suite in white to include pedestal wash hand basin, close coupled wc, bath, tiled and glazed shower enclosure, contrasting tiling to half height on the remaining walls, double glazed window, radiator, extractor fan and coving.

#### OUTSIDE.

The property is fronted by a curving wall topped with wrought iron railings and a 4 car reception area leads to the attached DOUBLE GARAGE with twin electrically operated doors, electric light and power. The remainder of the front is laid to gravel with inset water feature and twin high timber side gates open to a secure parking area suited for the storing of a motor home or boat.

The rear gardens are a particular delight and are divided into a series of interconnected areas to provide all round interest. A broad flagged terrace overlooks an ornamental pond with bridge and rockery waterfall feature and there is a brick edged circular lawn fringed with mature flowering and decorative shrubs. Gravelled walk ways lead through an oriental themed garden to an additional flagged seating area with timber pergola and to the remaining side there is a shaded garden with raised sleeper edged beds and scented jasmine covered trellis.

#### IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

#### 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.

#### MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. Contact us to receive specialist advice on over 11,000 mortgage products.

#### CONVEYANCING

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#### VALUATION









Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.

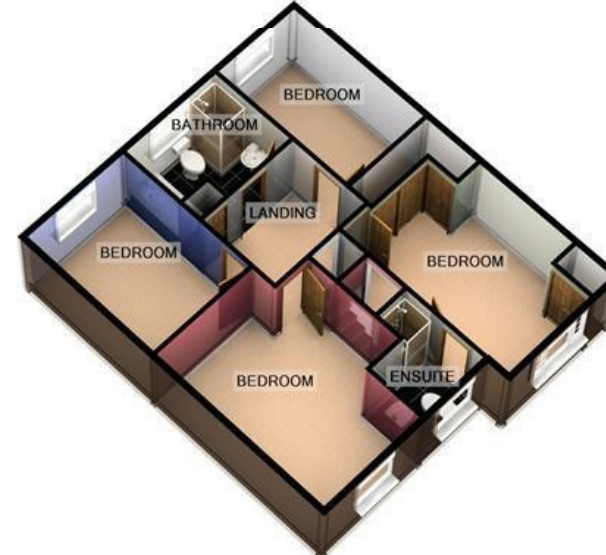








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>73</b>	<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>		<b>69</b>	<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
			



1ST FLOOR  
APPROX. FLOOR  
AREA 719 SQ.FT.  
(66.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1089 SQ.FT.  
(101.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1809 SQ.FT. (168.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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