

# HUNTERS®

HERE TO GET *you* THERE



## South View

Broughton, Brigg, DN20 0EG

£150,000



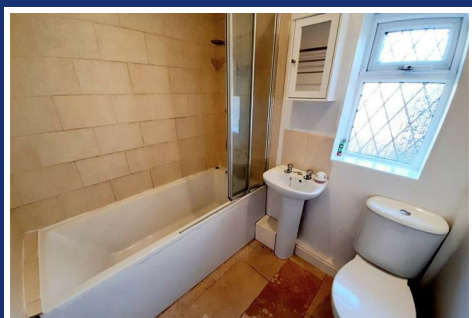
Council Tax: A



# 18 South View

Broughton, Brigg, DN20 0EG

£150,000



## ACCOMMODATION

uPVC double glazed Entrance door leading into:

### ENTRANCE HALLWAY

uPVC double glazed window to the side elevation, radiator, laminate flooring, part wood panelled walls, stairs rising to first floor accommodation and doors giving access to:

### BATHROOM

6'6" x 5'4" (2.00 x 1.65)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin with tiled splashback, panel sided bath with mixer shower over and tiled splashback, tiled flooring, vertical radiator.

### L SHAPED LOUNGE DINING ROOM

20'4" x 14'10" to its maximum dimensions (6.21 x 4.54 to its maximum dimensions )

uPVC double glazed windows to both the front and side elevations, two radiators, uPVC window looking out to the Garden Room, fireplace housing multi fuel stove, laminate flooring, access to under stairs storage area. Door giving access to:

### KITCHEN

15'5" x 7'6" (4.72 x 2.29)

uPVC double glazed window to the side elevation, fitted kitchen comprising base and drawer units with complementary work surface, tiled splashbacks, inset sink and drainer with mixer tap, space for cooker, provision for automatic washing machine and radiator. uPVC double glazed door with side window giving access to:

## GARDEN ROOM

11'8" x 10'0" (3.57 x 3.07)

Part glazed wooden French doors to the rear elevation giving access out to the garden, part wood panelled walls and laminate flooring.

## FIRST FLOOR LANDING

Accessed via return staircase with uPVC double glazed window to the side elevation, loft access and doors giving access to:

## MASTER BEDROOM

14'11" x 9'10" (4.55 x 3.02)

uPVC double glazed windows to both the front and rear elevations, two radiators, exposed wooden flooring and wall mounted gas fired central heating boiler, useful storage cupboard.

## BEDROOM TWO

9'11" x 9'10" (3.04 x 3.02)

uPVC double glazed window to the front elevation, radiator and exposed wooden flooring.

## BEDROOM THREE

9'11" x 8'3" (3.03 x 2.52)

uPVC double glazed window to the rear elevation and radiator.

## EXTERNALLY

To the front is a lawned garden with pathway leading to the front entrance door and access to a gated entrance to the rear garden, which could allow off road parking. The rear garden is mainly set to lawn with wooden constructed workshop having light and power along with separate storage area.

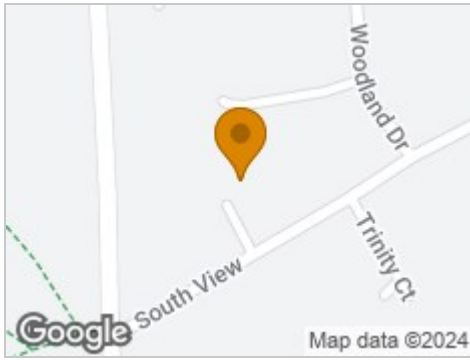
## COUNCIL TAX

Through enquiry of the North Lincolnshire Council we have been advised that the property is in Rating Band 'A'

TENURE - FREEHOLD



## Road Map



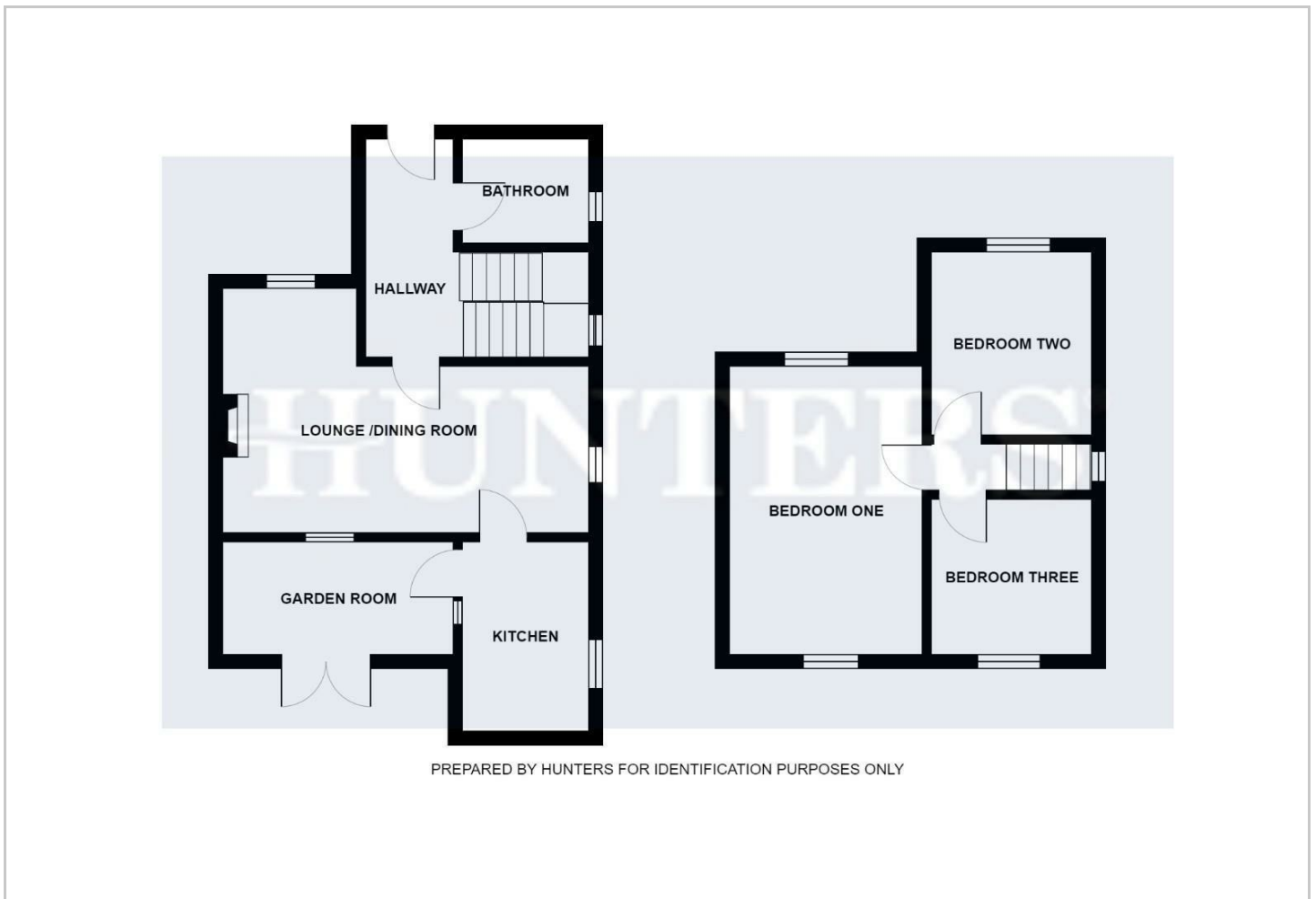
## Hybrid Map



## Terrain Map



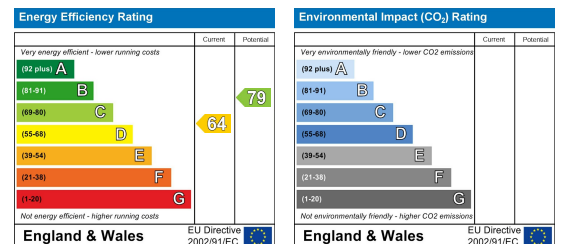
## Floor Plan



## Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.