

HUNTERS[®]

EXCLUSIVE



Emmery Close

Broughton, Broughton, DN20 0SN

£299,950



A well presented four bedroomed detached house located in a cul de sac on the outskirts of the ever popular village of Broughton which is well served with amenities, surrounding countryside and woodlands and access to the market towns of Brigg and Scunthorpe. VIEWING IS HIGHLY RECOMMENDED.



ACCOMMODATION
uPVC double glazed door giving access to:

ENTRANCE HALLWAY
Wood finished flooring, radiator and stairs rising to first floor accommodation.

DOWNSTAIRS CLOAKROOM
Two piece suite comprising low level w.c., wash hand basin, wood finish flooring, radiator and uPVC double glazed window to the front elevation.

LIVING ROOM 15'0 x 11'6 (4.57m x 3.51m)
Feature fireplace with marble finish hearth, inset with coal effect fire, uPVC double glazed window to the front elevation and radiator.

DINING ROOM 12'1 x 10'3 (3.68m x 3.12m)
uPVC double glazed doors opening to the rear garden, wood finished flooring and radiator.

FAMILY ROOM 15'0 x 9'0 (4.57m x 2.74m)
uPVC double glazed door opening to the front elevation, wood finished flooring.

KITCHEN 13'5 x 12'1 (4.09m x 3.68m)
Range of modern units comprising base and wall with complementary work surface, matching breakfast bar and central work island. Space for an American style fridge freezer, integrated dish washer, range style oven, tiled flooring and uPVC double glazed window and door to the rear elevation opening to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 12'2 x 12'1 (3.71m x 3.68m)
uPVC double glazed doors opening to the glass balcony with open field views, radiator and loft hatch, Connecting door leads to Bedroom four which is currently used as a Dressing Room. Door giving access to:

EN SUITE SHOWER ROOM
With low level w.c. vanity wash hand basin with mixer tap, shower cubicle with tiled walls. Chrome finished heated towel rail and uPVC double glazed window to the rear elevation.

BEDROOM TWO 15'0 x 9'1 (4.57m x 2.77m)
uPVC double glazed window to the front elevation and radiator.

BEDROOM THREE 15'0 x 8'3 (4.57m x 2.51m)
uPVC double glazed window to the front elevation, radiator and storage recess.

BEDROOM FOUR 8'7 x 6'2 (2.62m x 1.88m)
uPVC double glazed window to the side elevation, range of units with hanging space and shelving. Connecting door to Bedroom one.

BATHROOM 12'2 x 7'5 (3.71m x 2.26m)
Six piece suite comprising twin wash hand basins, jacuzzi style bath, separate corner shower cubicle, bidet and low level w.c., white gloss fitted units, chrome finished heated towel rail, tiled splashbacks and uPVC double glazed window to the rear elevation.

EXTERNALLY
A block paved driveway allows off street parking for a number of vehicles leading to a single garage with up and over door, light and power. Access to the side via a swing gate to the enclosed rear garden which is mainly laid to lawn and patio areas. Mature hedging and gate giving access to the rear and open fields.

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

TENURE - Freehold

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

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.

124 Trinity Street, Gainsborough, DN21 1JD
Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

