



- Detached Bungalow
- 3 Double Bedrooms
- 2 Reception Rooms
- Kitchen & Utility Room

- Bathroom & Master En-suite
- South West Facing Rear Garden
- Off Street Parking & Garage
- Chain Free!

Burnside, Broughton, DN20 0HT,  
£295,000





Starkey&Brown are delighted to offer for sale with NO ONWARD CHAIN this well presented detached bungalow in the popular area of Broughton. The spacious accommodation briefly comprises of 3 double bedrooms, master en-suite, family bathroom, bay fronted lounge, separate dining room overlooking the rear garden, kitchen and utility room. Outside the property has front and rear gardens, off street parking and a garage. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D





### Hallway

Having front entrance door, storage cupboard, coved ceiling, radiator and loft access.

### Lounge

Having uPVC double glazed bay window to the front aspect, radiator and feature fireplace.

### Kitchen

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling a range of units with worktops over, built in oven, built in hob with extractor over, space for white goods and inset sink and drainer unit.



### Utility Room

Having uPVC double glazed window and door to the rear aspect, wall and base units with work surfaces over and space for appliances.

### Dining Room

Having uPVC double glazed French doors to the rear aspect, coved ceiling and radiator.

### Master Bedroom

Having uPVC double glazed window to the rear aspect, fitted wardrobes, radiator and coved ceiling.



### En-suite

Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin, low level WC and radiator.

### Bedroom 2

Having uPVC double glazed window to the front aspect, fitted wardrobes, radiator and coved ceiling.



### Bedroom 3

Having uPVC double glazed window to the front aspect, built in cupboard, radiator and coved ceiling.

### Bathroom

Having uPVC double glazed window to the rear aspect, pabelled bath with shower over, wash hand basin, low level WC and heated towel rail.



### Garage

Having doors to the front, light, power and boiler.

### Outside Front

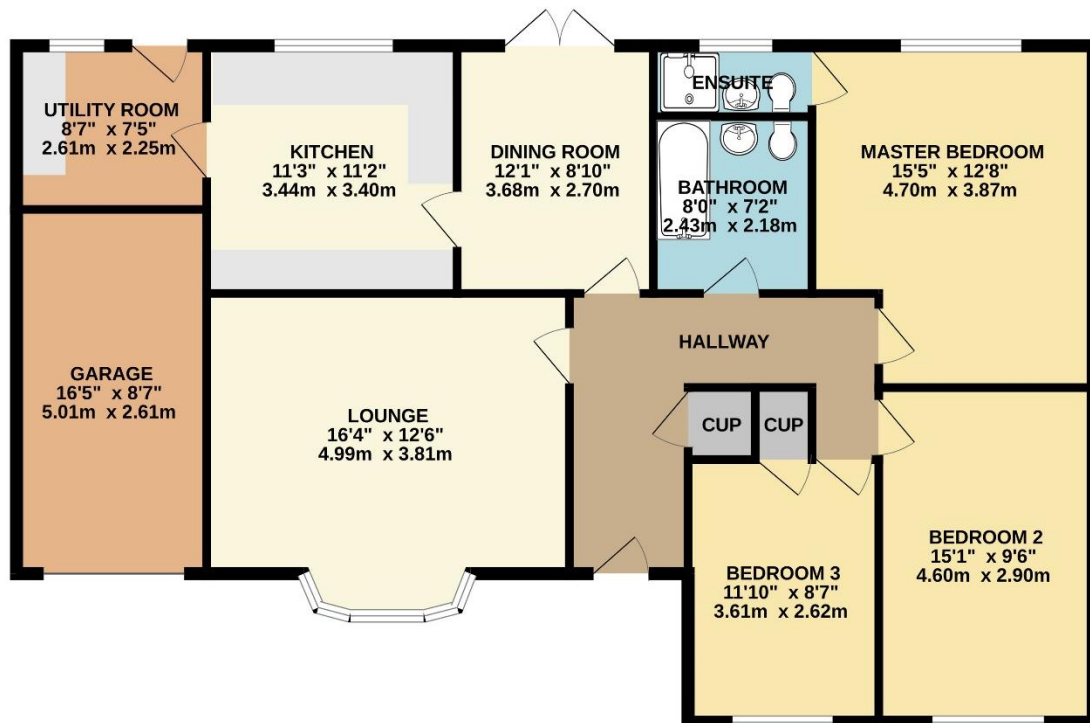
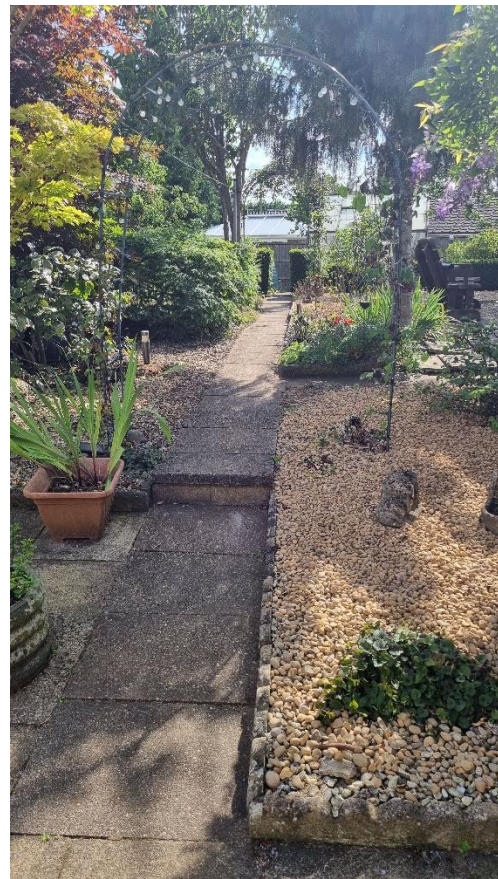
Having off street parking, garage and garden.

### Outside Rear

The low maintenance rear garden is beautifully presented with patio area and a range of plants.







In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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