



- Quiet Cul-de-sac Position
- Sought After Broughton Location
- Detached Bungalow
- 2 Double Bedrooms

- Fitted Kitchen & Bathroom
- Rear Garden
- Ample Off Street Parking & Garage
- Chain Free!

Chestnut Grove, Broughton, DN20 0HX,
£210,000





Offered for sale with NO ONWARD CHAIN in this quiet cul-de-sac located within the ever popular area of Broughton is this detached bungalow on Chestnut Grove. The property sits on a great size plot with off street parking for numerous vehicles, generously sized low maintenance front garden, garage with remote control door and lawned rear garden with two sheds. The internal accommodation comprises of 2 well proportioned bedrooms (both with wardrobes), bathroom, kitchen, lounge and inner hall with storage cupboard. Viewing highly recommended, call today to arrange! Freehold. Council tax band: B



Entrance Hall

Having double glazed window to the side aspect, radiator, coved ceiling, loft access and built in cupboard.

Lounge

10' 3" x 17' 1" into bay (3.12m x 5.20m)

Having double glazed bay window to the front aspect, radiator, coved ceiling and feature electric fireplace.

Kitchen/Diner

8' 8" x 14' 7" (2.64m x 4.44m)

Having double glazed windows to the front and side aspects, radiator, coved ceiling, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for white goods.

Bedroom 1

9' 4" x 12' 10" (2.84m x 3.91m)

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

Bedroom 2

9' 7" x 10' 5" (2.92m x 3.17m)

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

Bathroom

5' 7" x 8' 3" (1.70m x 2.51m)

Having double glazed window to the side aspect, panelled bath with shower attachment over, wash hand basin, WC and radiator.

Garage

9' 4" x 16' 10" (2.84m x 5.13m)

Having remote control roller door, window to the side, light and power.

Outside Front

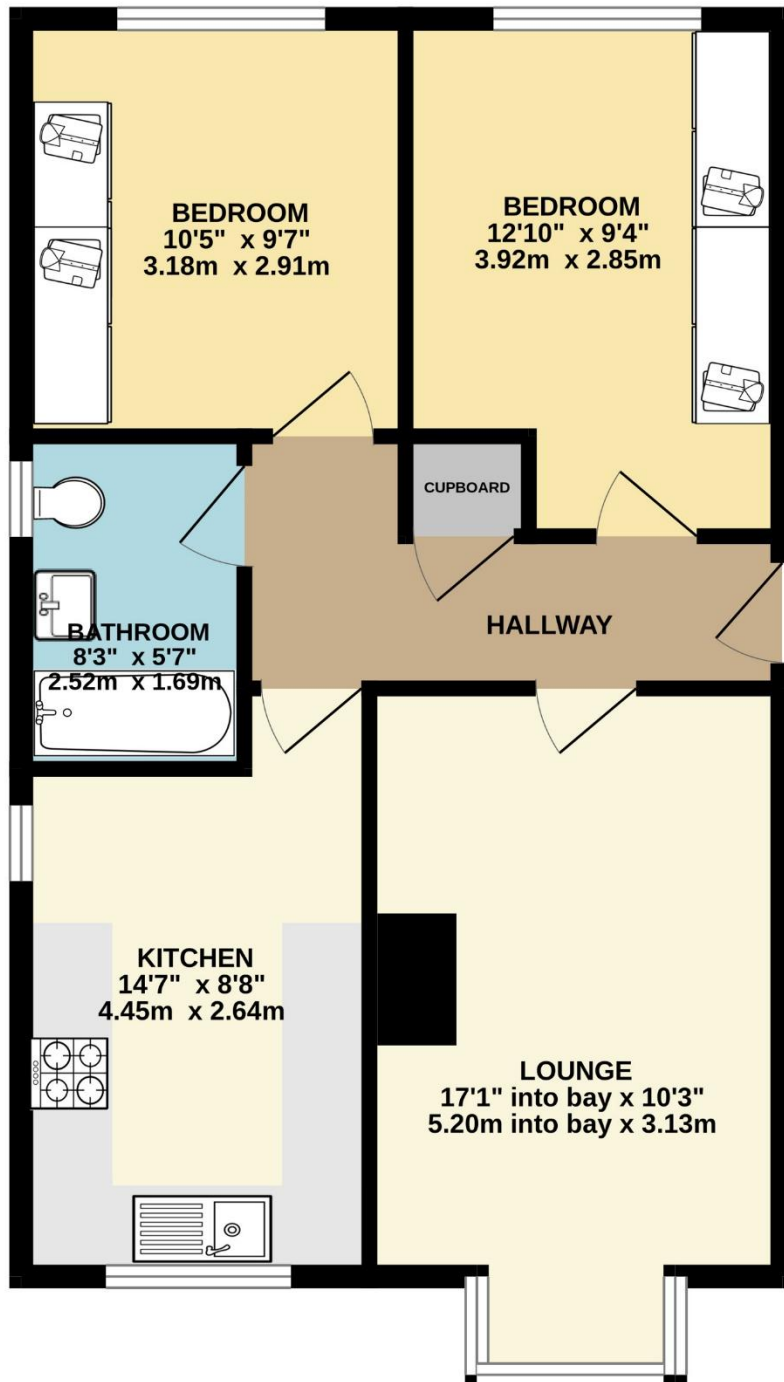
Having a pebbled garden, off street parking for numerous vehicles, garage and gate to either side leading to the rear garden.

Outside Rear

The rear garden is mainly laid to lawn with a fenced surround, two sheds, greenhouse and paved area.



GROUND FLOOR



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.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE