



13 Bruce Close, Broughton, Brigg,
Lincolnshire, DN20 0SA

£280,000



- NO CHAIN AND VACANT POSSESSION
- Spacious Detached Bungalow on Generous Corner Plot
- Three Bedrooms
- En-Suite to Master Bedroom
- Open Plan Lounge and Dining Room and Separate Office
- Fitted Kitchen
- Stylish Three-Piece Bathroom
- Ample Off-Road Parking and Two Garages
- Popular Village Location
- Council Tax Band D

Situated within a quiet cul-de-sac in this highly desirable village setting, this beautifully presented detached bungalow is offered to the market with no onward chain and provides spacious, versatile accommodation throughout. Ideal for a range of buyers, the property enjoys multiple reception areas, well-proportioned bedrooms and a private, low-maintenance rear garden.

The accommodation briefly comprises an entrance hallway, open-plan lounge and dining room, fitted kitchen, study/home office, three bedrooms including a principal bedroom with en-suite shower room, and a modern family bathroom.

Externally, the property benefits from ample off-road parking, a garage, enclosed rear garden and a further driveway leading to a second detached garage.



LOCATION

Situated in the sought-after area of Broughton, this charming and well-regarded location is known for its welcoming community and excellent local amenities. Offering a blend of traditional character and modern convenience, the area benefits from attractive green spaces, local shops, and strong transport links to surrounding towns and cities. Ideal for both families and professionals, Broughton provides a perfect balance of peaceful village living with superb connectivity.

HALLWAY

The welcoming entrance hall is accessed via a uPVC door with a glazed side window to the front elevation, creating a bright and airy first impression. Finished with fitted carpeting, the hallway also benefits from decorative coving to the ceiling, a radiator, loft access, and two useful storage cupboards.

LOUNGE 4.80 M X 3.81 M

The spacious lounge enjoys a large UPVC double-glazed picture bay window, allowing an abundance of natural light to flood the room. Additional features include a feature brick-built fireplace with an inset fire, coving to the ceiling, a pendant light fitting with matching wall-lights, a radiator, and is finished with carpeted flooring, creating a warm and inviting living space. An elegant archway seamlessly opens through to the dining room.

DINING ROOM 3.61 M X 2.72 M

The dining room is accessed via an attractive archway from the lounge and enjoys a pleasant outlook over the rear garden through a UPVC double-glazed window. Well presented throughout, the room features fitted carpeting that extends from the lounge, coving to the ceiling, a stylish ceiling light fitting and a radiator, providing an ideal space for dining and entertaining.

OFFICE 2.92 M X 2.49 M

The rear-facing office benefits from built-in bookshelves with cupboards below, a uPVC window overlooking the garden, laminate flooring, ceiling spotlights, a radiator, and a glazed door leading to the dining room.

KITCHEN 3.61 M X 3.33 M

The stylish kitchen is fitted with a range of base and wall-mounted units with chrome 'D'-shaped handles, complemented by contrasting worktops and a built-in wine rack. Features include a one-and-a-half bowl stainless steel sink, plumbing for a washing machine and dishwasher, an integrated hob with extractor hood above, and space for a free standing fridge freezer. Additional benefits include partially tiled walls, a radiator, a uPVC window, and a glazed uPVC rear door providing access outside.

BEDROOM ONE 3.61 M X 3.53 M

The principal bedroom is generously proportioned and benefits from fitted wardrobes with matching dressing table, drawers, and bedside tables. A uPVC double-glazed window overlooks the rear aspect, allowing plenty of natural light to fill the room. Further features include elegant coving to the ceiling, carpeting, a radiator, and access to the en-suite.

EN-SUITE

The en-suite is predominantly tiled and fitted with a spacious walk-in shower, a low-level WC, and a contemporary vanity wash hand basin. Further benefits include a heated towel radiator, tiled flooring, and a uPVC double-glazed window to the rear aspect.

BEDROOM TWO 3.81 M X 3.02 M

Bedroom two is a well-proportioned and bright room, benefiting from a uPVC double-glazed window to the front elevation, allowing an abundance of natural light. The room is finished with fitted carpeting and further benefits from a radiator and ceiling pendant light fitting.

BEDROOM THREE 2.74 M X 2.74 M]

Bedroom three features a uPVC double-glazed window to the front elevation and benefits from a built-in double wardrobe. The room is finished with fitted carpeting and further includes coving to the ceiling and a radiator.

BATHROOM 2.16 M X 2.21 M

The fully tiled bathroom comprises a corner bath, a pedestal wash hand basin, and a low-level WC. Further benefits include a heated towel radiator and a window to the en-suite, allowing additional natural light to filter through.

STEP OUTSIDE

The bungalow occupies a generous corner plot, with a front garden mainly laid to lawn and an ample driveway providing access to the attached garage. The property benefits from both a wooden gate to one side and a decorative wrought iron gate to the other, providing access to the rear garden. The frontage is bordered by mature hedging, trees, and established shrubs, and also features a second driveway leading to a detached garage.

The enclosed rear garden is split-level and predominantly laid to lawn, featuring a paved pathway that wraps around the property and leads to a raised seating area. Dwarf brick walls define raised planted beds, and the garden is fully enclosed with timber fencing.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES

Mains electricity and gas, water and drainage are all understood to be connected to the property. Additional benefits include solar panels, helping to enhance the property's energy efficiency and offering potential savings on utility costs.

COUNCIL TAX BAND

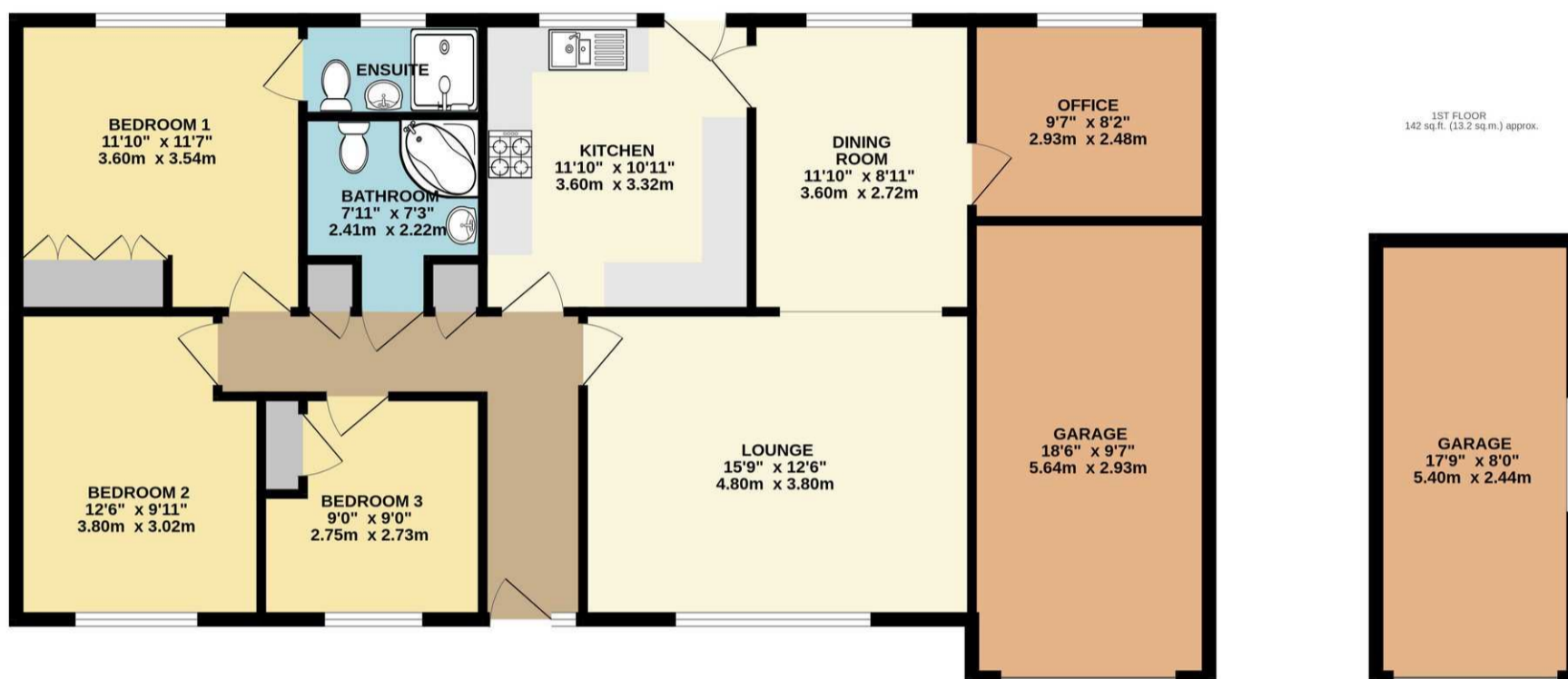
The Council Tax Band for this property is Band D as confirmed by North Lincolnshire Council.







GROUND FLOOR
1195 sq.ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.

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