



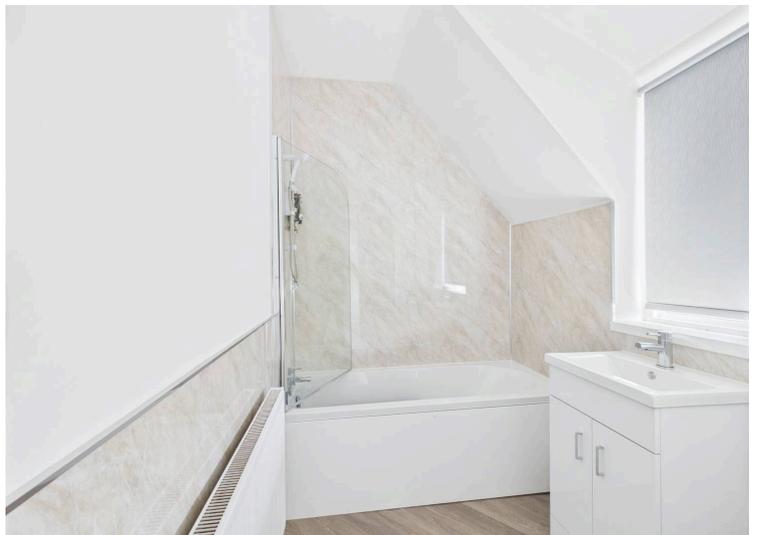
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## Scawby Road, Broughton – DN20 0AA

£155,000

Quaint Cottage • Recently Renovated • Modern Kitchen/Diner • Spacious Lounge • Three Bedrooms • Front and Rear Garden • Private Parking • Tenure: Freehold • Council tax band A • EPC rating D





**\*\*Open day Wednesday 11th March between 4-5pm\*\*** Get in touch to book a slot. Offers over £155,000

Charming Renovated Cottage in the Heart of Broughton – Ready to Move In!

Step inside this beautifully renovated cottage and fall in love with its fresh, modern style and light-filled spaces. Recently updated to an exceptional standard, this home blends a clean, neutral décor with a bright and airy feel – the perfect blank canvas for you to make your own.

Through the welcoming hallway, you'll find the stylish kitchen/diner to the right, boasting an abundance of wall and base units, undercounter and freestanding space for appliances, plus an integrated electric oven, hob, and extractor hood. To the left, the spacious lounge offers a warm, versatile living space – ideal for relaxing evenings or entertaining friends.

Upstairs, the landing leads to three immaculate bedrooms – two generous doubles and a cosy single – all freshly finished and ready for your personal touch. The sleek, modern bathroom features a toilet, vanity sink, and bath with overhead shower.

Outside, enjoy a beautiful front garden with a well-kept lawn, colourful plants, and shrubs. The sizeable rear garden is a true retreat, predominantly laid to lawn with mature trees, vibrant flowers, and space to add a garage if desired. Private parking is also included.

This home is move-in ready – all it needs is you. Book your viewing today!

#### AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

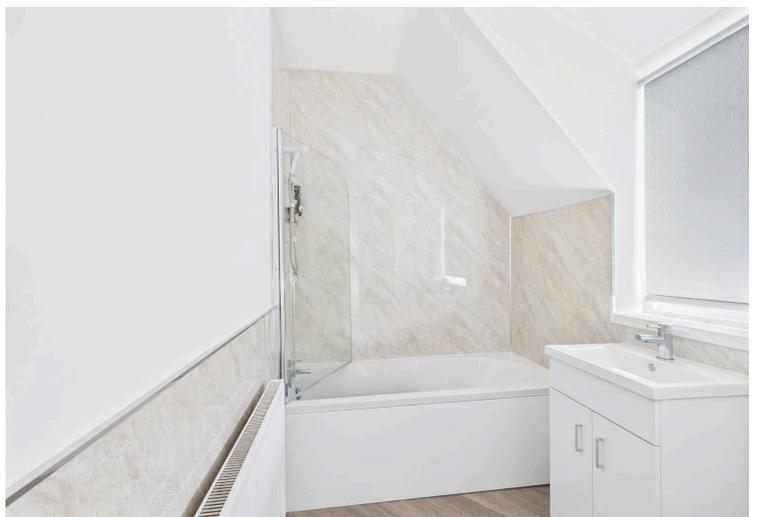


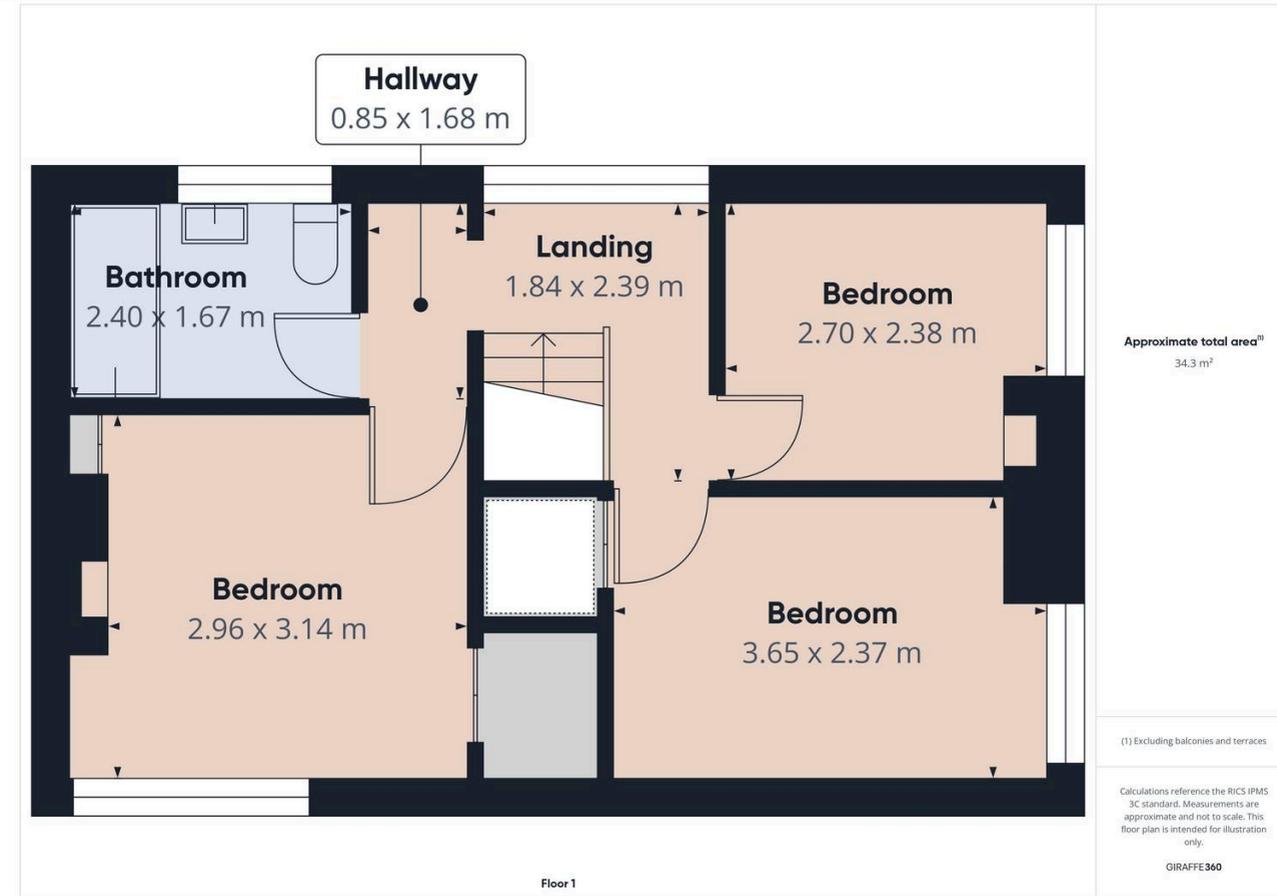
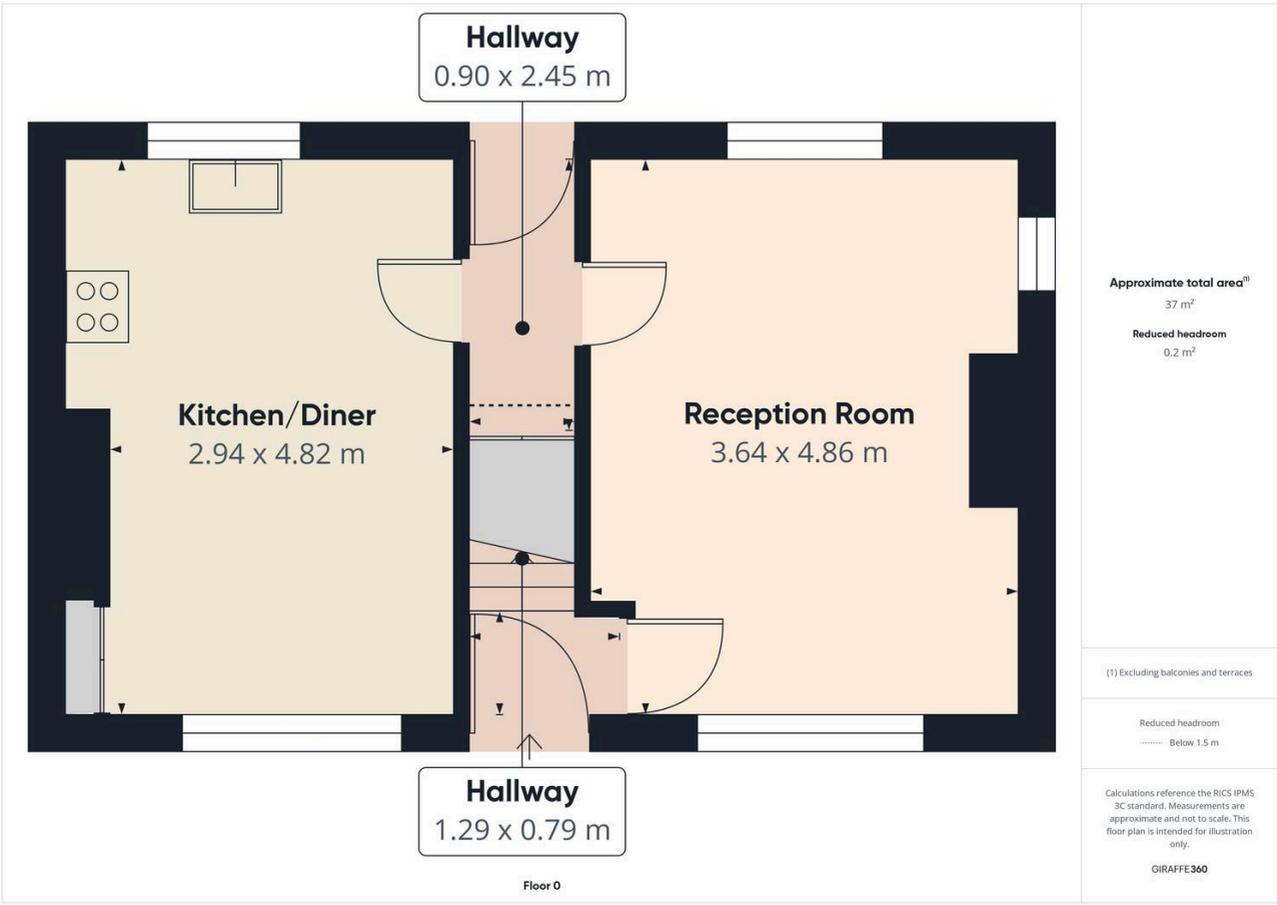
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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