



23 Chapel Road, Broughton  
£170,000



# 23 Chapel Road

Broughton, Brigg

No upward chain. Traditional 3 bed semi home in established area. Generous ground floor features 2 reception rooms, kitchen and bathroom. Reception parking and garage. Enclosed rear gardens. Council Tax band: A

Tenure: Freehold

- No onward chain
- Enclosed rear gardens
- Garage and reception parking
- Well lit throughout
- Generous kitchen
- Discreetly situated location
- EPC rating TBC





### **Entrance**

A upvc door opens to a porch and reception vestibule with radiator and stairs to the first floor.

### **Lounge**

13' 2" x 14' 1" (4.02m x 4.29m)

A well lit forward facing room with bow window, radiator, coving and brick lined fireplace with gas fire point.

### **Inner Lobby**

With window, laminated flooring and understair cupboard.

### **Bathroom**

7' 10" x 5' 11" (2.39m x 1.80m)

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, bath with electric shower over, radiator and mosaic style tiling to splash and shower areas.

### **Dining Area**

10' 0" x 7' 11" (3.05m x 2.42m)

A flexible family space linking the lounge to the kitchen with laminated flooring and radiator.

### **Kitchen**

11' 5" x 11' 11" (3.47m x 3.62m)

Distinctively appointed with negative of beech effect high and low units with flecked worktops to include a twin sink unit with brick built storage units under, inset gas cooker with extractor over, plumbing for a washing machine, breakfast bar, window overlooking the enclosed rear garden, side door and gas fired combination boiler.





### **Landing**

Window and access to the roof space.

### **Bedroom 1**

12' 1" x 10' 8" (3.68m x 3.25m)

A generous forward facing double room with a range of built in wardrobes and dressing table to one wall, radiator and en suite Toilet with close coupled we, vanity basin, laminated flooring and extractor fan.

### **Bedroom 2**

11' 7" x 8' 5" (3.52m x 2.57m)

A further rear facing double room with radiator.

### **Bedroom 3**

7' 9" x 8' 1" (2.37m x 2.47m)

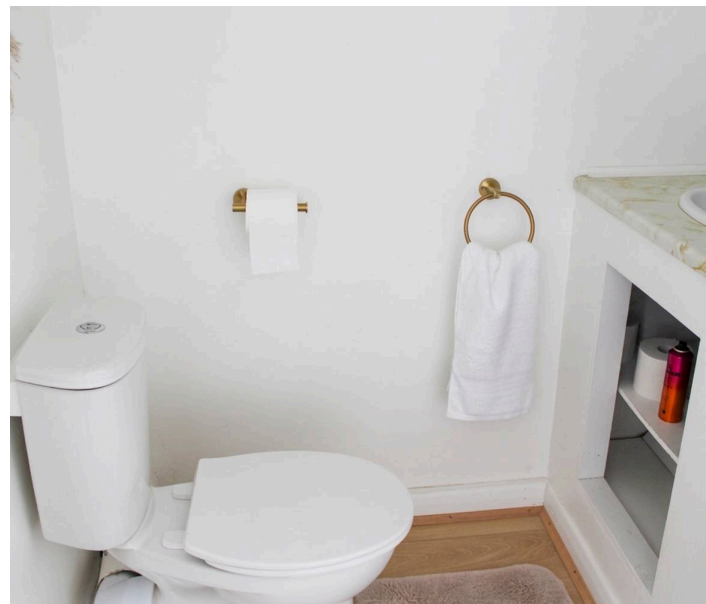
The final bedroom with garden views and radiator.

## GARDEN

The property is slightly elevated and fronted by a low maintenance garden and flagged reception parking. A shared side drive leads to the gated, enclosed rear gardens which include a raised, tiled patio overlooking a neat lawned garden with raised borders. A detached garage (5.52m x 4.44m) with up and over door and electric power completes the home..

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## Newton Fallowell Brigg

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