



5 GREENHILL

BRIGG, DN20 0AN

£315,000
FREEHOLD

This beautifully presented detached bungalow has been lovingly owned and meticulously maintained by the same couple since new, offering a rare opportunity to acquire a well-cared-for home in a sought-after residential location.



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DESCRIPTION

Occupying a lovely position within a quiet cul-de-sac, the property benefits from a generous plot with a large driveway and double garage, providing ample parking and storage.

Upon entering, you are welcomed into a spacious and wide entrance hallway, setting the tone for the accommodation throughout. The bright and airy living room is positioned to the front aspect, featuring a large window that allows natural light to flood the space.

The property offers a traditional layout with a well-proportioned kitchen and a separate dining room, presenting excellent potential for modernisation or open-plan living, subject to any necessary consents.

To the rear, a delightful conservatory overlooks the garden and enjoys a sunny aspect, creating a perfect space to relax or entertain.

There are good sized bedrooms, all served by a family bathroom, making the property ideal for a range of buyers.

Externally, the front garden is designed for low maintenance with astroturf and attractive, established shrub borders. The rear garden is predominantly laid to lawn with a patio area, offering a pleasant and easy-to-maintain outdoor space. The double garage further enhances the practicality of this home.

Situated in the popular town of Broughton, Greenhill is a quiet residential cul-de-sac conveniently located close to local amenities, including shops and a Co-op, and is within easy reach of Brigg.

Offered for sale with no onward chain, this property provides a smooth and straightforward purchase opportunity.

ENTRANCE PORCH

Accessed through a decorative uPVC double glazed door, leading into:-

ENTRANCE HALLWAY

Accessed through a glazed timber door with radiators X 2 and a storage cupboard with shelving..

LIVING ROOM

With a uPVC double glazed window to front aspect, radiator and feature gas fire with timber surround.

KITCHEN

With a uPVC double glazed window to rear aspect, uPVC double glazed door to side aspect, range of wall and base units with laminate worktops, vinyl one and a half drainer sink, eye level electric fan assisted oven and grill, gas hob with extractor fan, space for a washing machine.

DINING ROOM

With a uPVC double glazed window to side aspect and radiators X 2.

BEDROOM ONE

With a uPVC double glazed window to front aspect, radiator, built in over bed storage and vanity, built in wardrobes.

BEDROOM TWO

With sliding doors into the conservatory and a radiator with built in wardrobes.

CONSERVATORY

With a uPVC double glazed door and windows to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to side aspect and a radiator.



FAMILY BATHROOM

With an opaque uPVC double glazed window to rear aspect, panelled bath, hand wash basin, WC and a radiator.

EXTERNALLY

Sitting on an elevated plot the front garden is laid to astro turf with mature hedging and shrubs. The driveway provides off street parking for several vehicles and leads to the detached double garage. The rear garden is fully enclosed with timber fencing, laid to lawn with a raised patio area.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 957.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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