



5 Estate Avenue, Broughton, Brigg,  
Lincolnshire, DN20 0JY

**£175,000**



- Semi-Detached House in Move-in Ready Condition
- Three Good-Size Bedrooms
- Stylish Contemporary Kitchen/Diner
- Spacious Lounge
- Modern Family Bathroom
- Enclosed Rear Garden with Church Views
- Off-Road Parking for Two Cars
- Sought-After Village Location
- EARLY VIEWING IS ESSENTIAL!!!
- EPC: D Tenure: Freehold Council Tax Band: A

BELL WATSON are pleased to present to the market this well-presented and generously proportioned traditional semi-detached home, quietly positioned within the highly regarded township of Broughton.

Offering spacious and versatile accommodation throughout, this attractive property is ideally suited to first-time buyers, down-sizers, or young families seeking a home in a desirable residential location.

The accommodation briefly comprises an entrance hall, a superb main living room, a useful utility room, and a convenient ground-floor WC. To the first floor are two well-proportioned double bedrooms, a further single bedroom, and a stylish modern family bathroom.

Externally, the property benefits from a private, enclosed, low-maintenance rear garden enjoying stunning views of St. Mary's church, providing an ideal space for relaxing or entertaining. To the front, there is ample off-street parking for two cars.

Further benefits include uPVC double glazing throughout and a modern gas-fired central heating system.

Finished to a high standard and ready to move straight into, this charming home represents an excellent opportunity to acquire a quality property in a sought-after village setting.



Nestled within the well-regarded village of Broughton, this property is ideally positioned to enjoy the benefits of a thriving rural community while remaining within easy reach of neighbouring market towns and key transport connections. The village provides a range of everyday conveniences, including local shopping facilities, schools and community amenities, creating an attractive setting for families, professionals and first-time buyers alike.

Surrounded by attractive Lincolnshire countryside, Broughton combines a relaxed village lifestyle with excellent accessibility, offering straightforward links to Brigg, Scunthorpe and the wider motorway network for those commuting further afield.

## ACCOMODATION

The spacious and modern accommodation is conveniently located over two floors.

## HALLWAY

A welcoming entrance hallway is accessed via a uPVC front entrance door, and features a fitted carpet, ceiling light fitting, and staircase rising to the first-floor accommodation. Providing a bright and practical introduction to the home.

## LOUNGE

A spacious and inviting main living room featuring attractive laminate flooring, a charming log-burning stove creating a cosy focal point, and a window overlooking the front aspect allowing for plenty of natural light, and is finished with a ceiling light fitting.

## KITCHEN/DINER

Modern fitted kitchen/diner featuring a range of shaker-style wall and base units with complementary work surfaces and laminate flooring throughout. The kitchen is equipped with a built-in electric oven, five-ring gas hob with extractor hood above, integrated washing machine and dishwasher, and a free-standing fridge/freezer. A single-bowl porcelain sink with drainer provides a practical workspace, while the generous dining area offers ample room for a table and chairs, making it ideal for both everyday family living and entertaining.

## UTILITY ROOM / CLOAKROOM

Utility room fitted with vinyl flooring and benefiting from a window to the side elevation, providing natural light and ventilation. Offering additional space for household storage and laundry facilities, the room also provides access to a separate cloakroom/WC. The cloakroom is fitted with vinyl flooring, a radiator, and a window to the side elevation.

## BEDROOM ONE

A spacious principal bedroom situated to the front elevation, benefiting from a fitted carpet, radiator and ceiling light point. Offering ample space for a range of bedroom furniture, this well-proportioned room provides a comfortable and inviting retreat.

## BEDROOM TWO

A generous double bedroom positioned to the rear elevation, enjoying attractive views towards the church. The room features fitted carpet, built-in wardrobes offering excellent storage, a radiator, and a ceiling light point.

## BEDROOM THREE

A single bedroom featuring a uPVC double-glazed window, radiator, fitted carpet, and ceiling light point. Ideal as a child's bedroom, home office, or guest room.

## BATHROOM

A stylish and contemporary family bathroom fitted with a panelled bath with shower over and glazed shower screen. The suite further comprises a vanity unit incorporating a wash hand basin and WC, providing useful built-in storage. Additional features include an illuminated LED mirror, heated towel radiator, and vinyl flooring, creating a practical and attractive space.

## STEP OUTSIDE

To the front of the property is a double-width block-paved driveway providing ample off-road parking for multiple vehicles. A pathway to the side of the property offers convenient access to the rear garden.

The attractive rear garden is arranged over two levels, featuring a paved patio seating area ideal for outdoor dining and entertaining. Steps lead to a raised garden which is predominantly laid to lawn and enclosed by timber fence panels. Further benefits include a garden shed and delightful views towards St Mary's Church, creating an attractive backdrop to this pleasant outdoor space.

## FIXTURES AND FITTINGS

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

## SERVICES (NOT TESTED)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

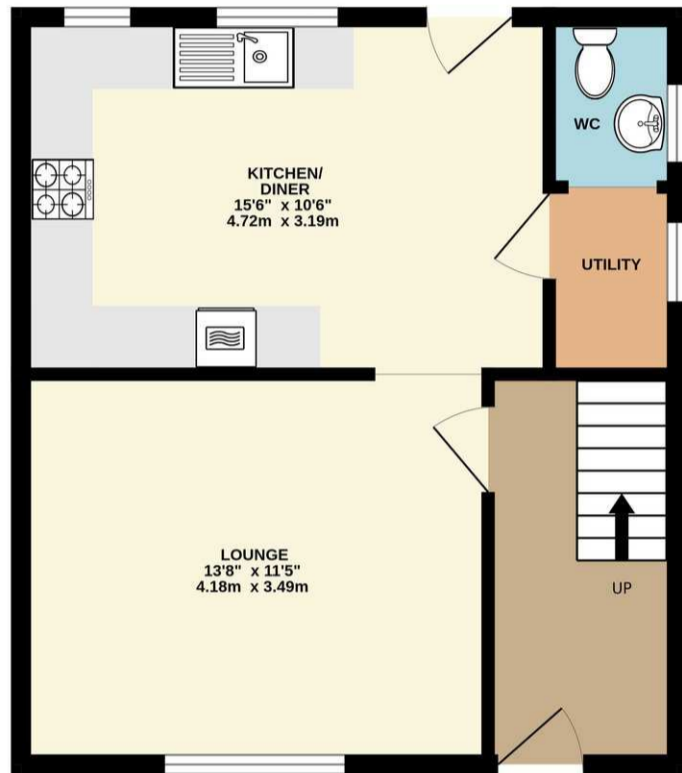
## COUNCIL TAX

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

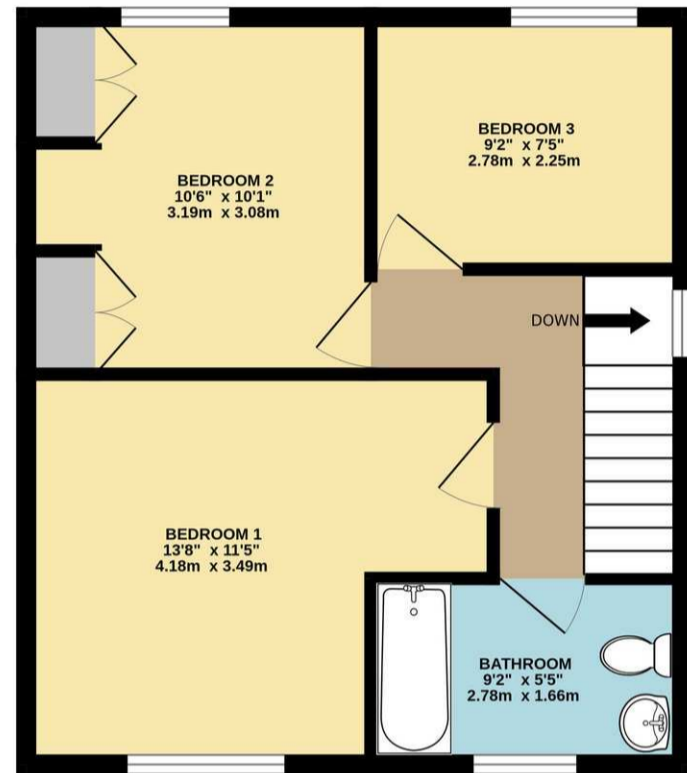




GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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