



2 Heron Holt, BROUGHTON, DN20 0SL

Price £124,000



- Driveway & Garage
- Bedroom with En-Suite Shower
- Private Garden
- Gas Central Heating
- Conservatory
- Large Reception Room
- Cul De Sac Location
- uPVC Double glazing

Bell Watson welcome to the market this easy to maintain one bedroomed end terraced bungalow perfectly positioned within a cul de sac location and briefly comprises a kitchen, lounge, conservatory and bedroom with en-suite shower room. You will find a driveway leading to the larger than average detached garage and a private rear garden.



LOCATION

Located between Brigg and Scunthorpe, Broughton enjoys a good range of local amenities including a Co-op, Post Office, Doctors Surgery, local shops and infant and junior school. The Double Tree by Hilton Spa & Golf Resort and access to the M180 motorway is approximately one mile to the south.

ACCOMMODATION

Arranged over the ground floor benefiting from a conservatory to the rear.

KITCHEN 2.74m (9' 0") x 2.45m (8' 0")

Enter the bungalow via the uPVC stable door into the kitchen providing a range of wall and base units fitted with complementary counter tops having tiled splash backs and a composite sink with chrome mixer tap. There is an under counter recess with plumbing for a washing machine, a space for a free standing cooker and fridge freezer. A uPVC double glazed window is situated to the side aspect with coving and a light fitting to the ceiling, a central heating radiator and cushion flooring.

LOUNGE 4.55m (14' 11") x 3.86m (12' 8")

Enjoying a central gas fire place and large built in storage cupboard. There is a pendant light and coving to the ceiling, a central heating radiator, uPVC double glazed window and sliding patio door to the conservatory and carpeted flooring.

CONSERVATORY 3.61m (11' 10") x 2.82m (9' 3")

This uPVC double glazed Victorian style conservatory is a fantastic addition to the property having a ceiling light with fan, tiled flooring and external door.

BEDROOM ONE 4.56m (15' 0") x 3.37m (11' 1")

Having a four sectional uPVC double glazed bow window to the front aspect, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 1.96m (6' 5") x 1.95m (6' 5")

Comprising a corner shower unit fitted with mermaid boarding and mains shower, a pedestal wash basin with fitted cupboard under, a low flush WC and fitted bathroom storage unit. There is a light fitting and coving to the ceiling, a central heated towel rail and carpeted flooring.

GARAGE 5.44m (17' 10") x 3.14m (10' 4")

A larger than average sectional garage has an up and over door to the front, fitted with power points, lighting and wall mounted electric heater.

OUTSIDE

There are low maintenance gardens to the front and rear with the rear garden being private and split over two levels. The driveway runs the side of the bungalow leading to the detached garage. There is an outside water tap and lighting.

FIXTURES AND FITTINGS

All light fittings, floor coverings and curtains are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, 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.



PROPERTY MISDESCRIPTION

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