



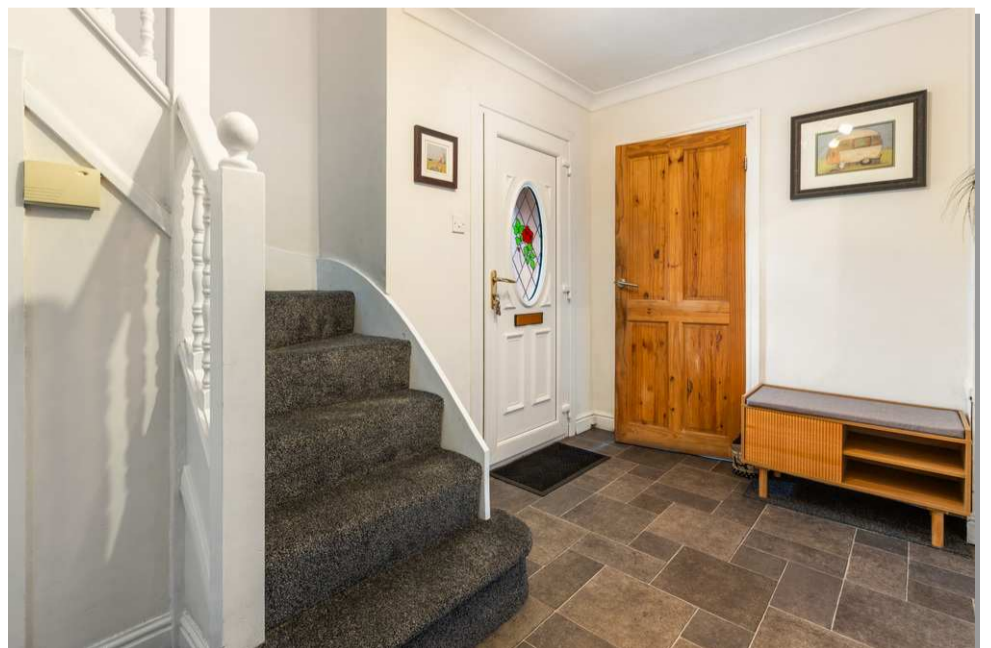
6 Beck Lane, Broughton, Brigg, North
Lincolnshire, DN20 0HR

£235,000



- Spacious Detached House on Corner Plot
- Three Double Bedrooms
- Stylish Breakfast Kitchen
- Modern Three-Piece Family Bathroom
- Wrap-Around Garden
- Sought-After Village Location
- Off-Road Parking and Garage
- Council Tax Band C

Bell Watson are pleased to present this sizeable three bedroom property in the popular village of Broughton. The house sits on a generous corner plot with driveway, attached garage and a wrap-around garden. Internally, the property briefly comprises; welcoming entrance hall, dual aspect lounge/diner, a spacious breakfast kitchen, utility with W.C., three bedrooms along with a three-piece family bathroom. Locally, there are plenty of handy amenities as well as good schools and easy access on to the motorway links. The agent advises that viewings are available immediately and come highly recommended!!



HALLWAY

A uPVC double glazed door leads into the hallway that benefits from a central heating radiator, coving, a pendant light, vinyl flooring and a dog leg staircase leading to the first floor.

LOUNGE 6.25 M X 3.33 M

The dual aspect lounge offers uPVC double-glazed windows to the front and rear elevations, and a feature fireplace with an inset gas fire, radiator, coving, a ceiling light fitting and laminated flooring.

BREAKFAST KITCHEN 5.28 M X 3.86 M

The breakfast kitchen is fitted with a range of Shaker style base and wall-mounted cabinets, complementary worktops and an inset stainless-steel sink and mixer tap. Appliances include a built-in oven dishwasher, electric oven, four-ring gas hob and extractor fan over, space for a microwave, and free-standing fridge freezer, along with a breakfast bar for with space for barstools below.

The room is finished with a ceiling light, radiator, and a rear uPVC double glazed door providing access to the garden and tiled flooring.

UTILITY ROOM/W.C. 2.39 M X 1.42 M

The ground floor utility/W.C. is fitted with a low-level flush WC and a vanity hand wash basin with storage below. There is space and plumbing for a washing machine and tumble dryer with wall-mounted cupboards above to match the kitchen cabinetry. A window to the side elevation provides natural light, and the room is finished with tiled flooring for ease of maintenance.

BEDROOM ONE 3.63 M X 3.25 M

This spacious double bedroom is located to the rear of the property and boasts fitted furniture proving ample storage. A uPVC double glazed window allows natural light to flood the room, a pendant light is fitted to the ceiling, a central heating radiator is located below the window, and the bedroom is completed with carpeted flooring.

BEDROOM TWO 3.33 M X 3.25 M

This double bedroom overlooks the rear elevation of the property and features a uPVC double-glazed window and benefits from built-in furniture, a ceiling pendant light fitting, coving, central heating radiator and laminate flooring.

BEDROOM THREE 2.90 M X 2.31 M

Bedroom three features a uPVC double-glazed window to the front elevation, and is complemented by a ceiling light fitting, a central heating radiator and laminate flooring.

BATHROOM 2.90 M X 1.70 M

The stylish dual aspect bathroom is fitted with a white three-piece suite comprising a bath that is complimented with an electric shower above, pedestal hand wash basin, and W.C. Two uPVC windows provides natural light, and the room is further complemented by a radiator and vinyl flooring.

GARAGE

The garage offers power, lights and an up and over door.

SERVICES (Not tested)

Mains electricity, water, drainage, and gas are understood to be connected to the property. There is also a house alarm, external security lighting, an external waterproof electric socket, and an outside tap to the rear.

FIXTURES AND FITTINGS

All fitted floor coverings, blinds, light fittings, and integrated appliances are to be included within the sale unless otherwise agreed.

COUNCIL TAX

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

STEP OUTSIDE

The property is approached via a spacious driveway, offering ample parking for several vehicles and access to the attached single garage. The front garden is mainly laid to lawn, with gravel pathways leading to the front entrance and providing access to the side and rear gardens. It also features a charming pond, an enclosed paved seating area, and mature planted borders. To the rear of the property, there is a useful storage area.

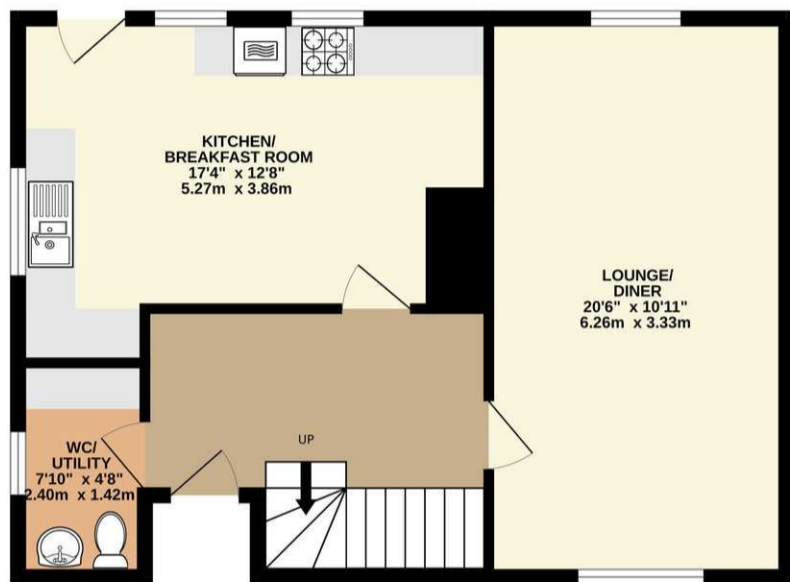
LOCATION

Located in the desirable village of Broughton, this property benefits from convenient access to a range of local amenities, including shops, a pre-school, primary school, church, and village hall with library, sports facilities, and public houses. Public transport links are readily available, while the nearby market town of Brigg, just five miles away, provides additional shopping, dining options, pubs, and secondary education. For those commuting, the property is well positioned for excellent road connections, with the M180, Humber Bridge, and Humberside International Airport all within easy reach, offering efficient travel to surrounding towns and cities.

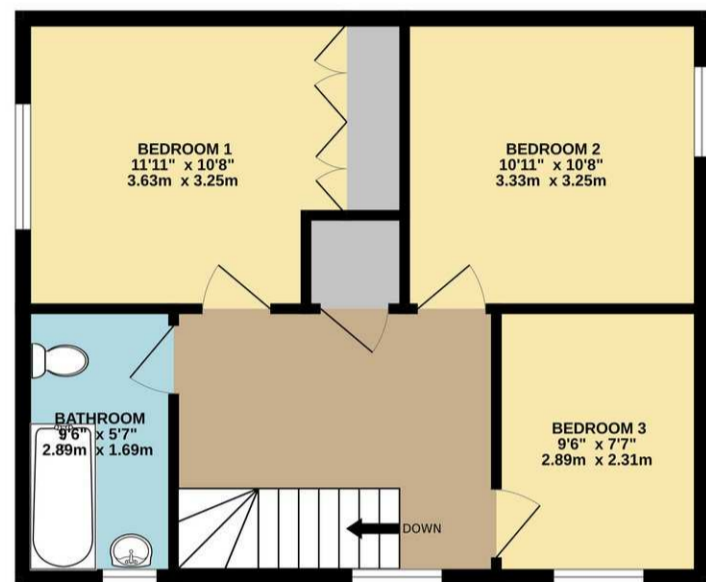




GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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