



34 Mill Lane, Broughton
£165,000

 **NEWTON**
FALLOWELL

34 Mill Lane

Broughton, Brigg

Recently refurbished to include a modern cream style dining kitchen and decorated throughout, and conveniently situated to take advantage of the local amenities, this traditional 3 bedroom semi detached home is offered with the benefit of NO ONWARD CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No upward Chain
- Refurbished dining/kitchen
- 2 double and 1 single bedrooms
- 2 car reception drive
- Generous, secure rear gardens.





Entrance

A upvc door opens to the reception lobby with stair to the first floor and radiator.

Lounge

14' 2" x 13' 3" (4.32m x 4.04m)

A bright forward facing room with radiator, wall mounted modern electric fire and deep cupboard.

Dining Kitchen

16' 5" x 8' 0" (5.00m x 2.43m)

An excellent informal entertaining space linking to the rear garden and recently refurbished with a good range of high and low cream fronted units with light granite style tops with free standing gas cooker, space for an under the counter refrigerator, plumbing for a washing machine and wall mounted gas fired boiler.

Landing

Centrally placed with window, radiator and access to the roof space.

Bedroom 1

10' 10" x 10' 0" (3.31m x 3.04m)

A forward facing double room with radiator.

Bedroom 2

8' 3" x 11' 7" (2.51m x 3.52m)

A further, rear facing double room with radiator.

Bedroom 3

8' 2" x 8' 0" (2.50m x 2.44m)

The final, rear facing room with vertical radiator.

Bathroom

Appointed with a suite in white to include a wash hand basin with cupboard under, bath with mixer shower over, close coupled wc, extractor fan, electric heater and part panelled walls.





Front Garden

A low block wall opens to a 2 car block paved reception area with side shrub border. A narrow, shared drive extends to the rear.

Rear Garden

high timber gates open to the rear of the home where there is a large concrete hardstanding area together with a block paved patio which overlooks a long lawn with central path and raised garden area. A timber shed and garden toilet completes the home.

BUYER ANTI MONEY LAUNDERING FEES AND PRE-SALE CHECKS
Agents are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale.

We will receive a portion of the fee to cover the administration of this process.

We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.

DRIVEWAY

DRIVEWAY

2 Parking Spaces





Newton Fallowell Brigg

Newton Fallowell Estate Agents, 2 Wrawby Street - DN20 8JH

01652 783030 • brigg@newtonfallowell.co.uk • www.newtonfallowell.co.uk/