



1 Appleby Lane, Broughton, BRIGG, DN20 0AW

£330,000

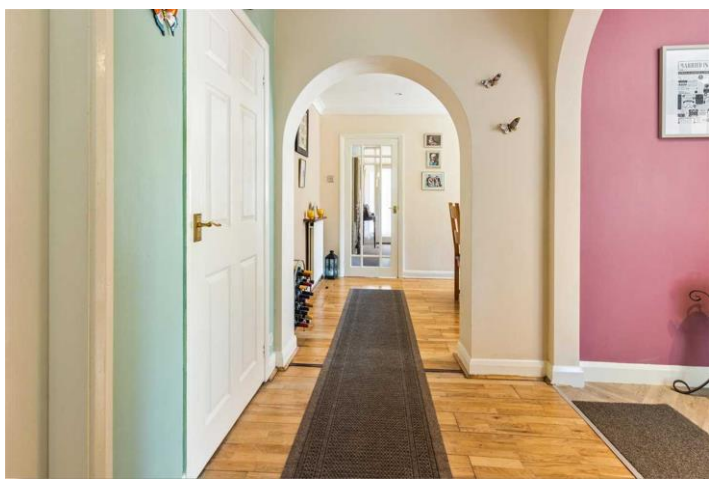


- Superb Extended Detached Bungalow
- En-Suite to Master Bedroom
- Modern Fitted Kitchen/Diner
- Substantial Plot with Views Over Broughton Woods
- Popular Village Location
- Three Spacious Bedrooms
- Two Reception Rooms
- Stylish Three-Piece Bathroom and Separate Cloakroom
- Ample Off-Road Parking and Detached Garage
- Council Tax Band B

Bell Watson are delighted to present Lybern, a beautifully extended detached bungalow set along the sought-after Appleby Lane in Broughton. Enjoying a peaceful setting with attractive woodland views, this impressive home offers a wonderful balance of spacious accommodation, modern comfort, and thoughtfully designed outdoor space.

From the moment you arrive, the property makes a striking impression with its well-maintained frontage and generous parking provisions, perfectly suited to modern family living. Inside, the home is filled with natural light, with a superb lounge and dining room, forming the heart of the property, complemented by versatile living spaces and well-proportioned bedrooms.

Perfectly presented in turn-key condition, Lybern offers a rare opportunity to acquire a home that seamlessly blends practicality with charm, all within a tranquil yet convenient location.



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.

ACCOMMODATION

The spacious accommodation offers a practical and well-planned layout. Arranged across a single level, it provides spacious and convenient living, with a good flow between rooms. The layout is versatile and well suited to a range of buyers, offering both comfort and functionality.

ENTRANCE PORCH

The porch is accessed via a uPVC front door, is a perfect spot for coats and shoes and offers laminate flooring, a pendant ceiling light and a glazed door leading to the hallway.

HALLWAY

Double glazed doors lead into the 'L' shaped hallway that benefits from a central heating radiator, coving, a pendant light and carpeted flooring.

LOUNGE 4.85m (15'11") x 3.68m (12'1")

Enjoying a uPVC double-glazed bow window to the front elevation, and additional uPVC windows to the front and side aspect, this light and airy lounge offers a marble feature fireplace with an inset gas fire, radiator, coving, a ceiling light fitting and carpeted flooring.

DINING ROOM 5.64m (18'6") x 3.33m (10'11")

A side aspect dining room that boasts oak flooring, ceiling spotlights, two radiators, coving, a pendant light and an archway leading into the inner hallway and is a fantastic space for relaxing or entertaining.

INNER HALLWAY

The oak flooring continues through from the dining room, creating a consistent finish. A useful storage cupboard houses the boiler, and access to the loft is also provided from this area.

KITCHEN/DINER 4.88m (16'0") x 3.78m (12'5")

The modern kitchen/diner features a picture window overlooking the rear garden and is fitted with a range of base and wall-mounted units with a sleek matt finish, complemented by grey worktops and an inset one and a half bowl sink. Appliances include a free-standing electric oven with four-ring gas hob and extractor fan over, a built-in microwave, integrated fridge freezer and dishwasher, along with plumbing for a washing machine and herringbone flooring.

The room is finished with a ceiling light point, radiator, and a rear uPVC double glazed door providing access to the rear porch and cloakroom.

REAR PORCH

The rear porch provides access to the cloakroom and features a glazed uPVC door leading to the side garden. The space also benefits from a picture rail, ceiling light, and tiled flooring.

CLOAKROOM

The cloakroom is fitted with a low-level flush WC and a hand wash basin. A window to the side elevation provides natural light, and the room is finished with tiled flooring for ease of maintenance.

BEDROOM ONE 3.73m (12'3") x 3.20m (10'6")

This spacious double bedroom is located to the rear of the property, having a uPVC double glazed window, a pendant light fitting to the ceiling, a central heating radiator and laminate flooring.

EN-SUITE SHOWER ROOM

The en-suite is fitted with a walk-in electric shower, low-level flush toilet, and a vanity sink unit with storage below. The walls are partially tiled, and a window to the side elevation provides natural light and ventilation.

BEDROOM TWO 3.63m (11'11") x 3.35m (11'0")

This double bedroom overlooks the front elevation of the property and features a uPVC double-glazed bow window and benefits from a ceiling pendant light fitting, coving, central heating radiator and carpeted flooring.

BEDROOM THREE 3.33m (10'11") x 3.02m (9'11")

Featuring a uPVC double-glazed window to the side elevation, the room is complemented by a ceiling light fitting, a central heating radiator and carpeted flooring.

BATHROOM

The stylish, partially tiled bathroom is fitted with a white three-piece suite comprising a bath, pedestal hand wash basin, and WC. A rear-facing uPVC double-glazed window provides natural light, and the room is further complemented by a radiator and pendant ceiling light.

STEP OUTSIDE

This impressive bungalow benefits from an attractive and well-presented frontage, set behind a low-level brick wall and designed for ease of maintenance with a gravelled garden and a mains powered lamp post. A substantial block-paved and concrete driveway provides ample off-road parking for multiple vehicles, including space for a caravan or motorhome, and leads to a detached garage equipped with an up-and-over door, power, and lighting. A pathway leads to the entrance porch, while gated access to both sides of the property opens into the wrap-around garden, enjoying pleasant woodland views.

To the rear, the property boasts a private and enclosed garden, thoughtfully arranged to create a peaceful outdoor space. Predominantly laid to lawn, it is complemented by well-stocked borders, established hedging, and a dedicated vegetable area. A natural spring feature adds character, alongside a paved seating area ideal for relaxing. A raised patio, set beneath a metal pergola, provides an excellent space for outdoor dining and entertaining. Further features include a greenhouse, metal storage shed, additional storeroom, and a covered wood store. The garden is enclosed by timber fencing, with a rear gate offering direct access to the adjoining woodland, enhancing both privacy and appeal.

FIXTURES AND FITTINGS

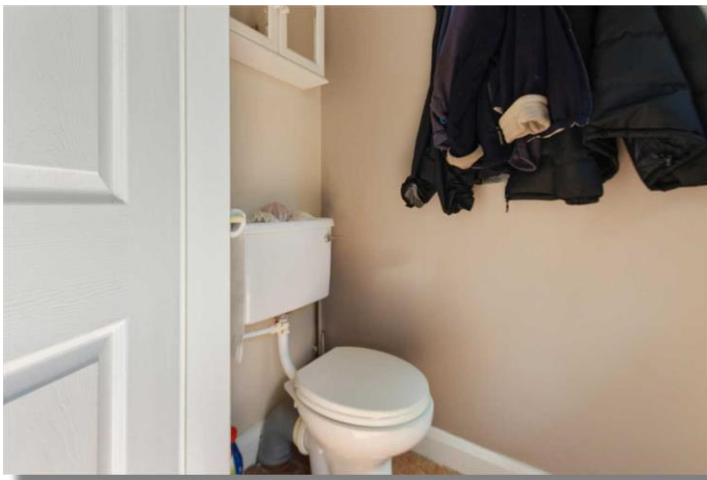
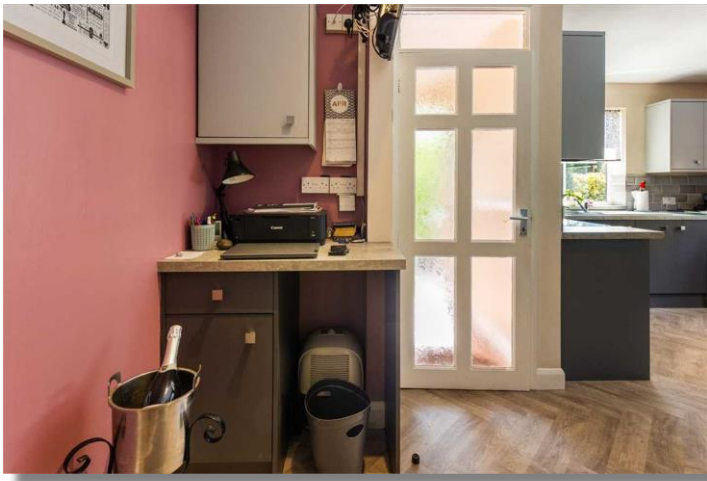
All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (not tested)

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

COUNCIL TAX

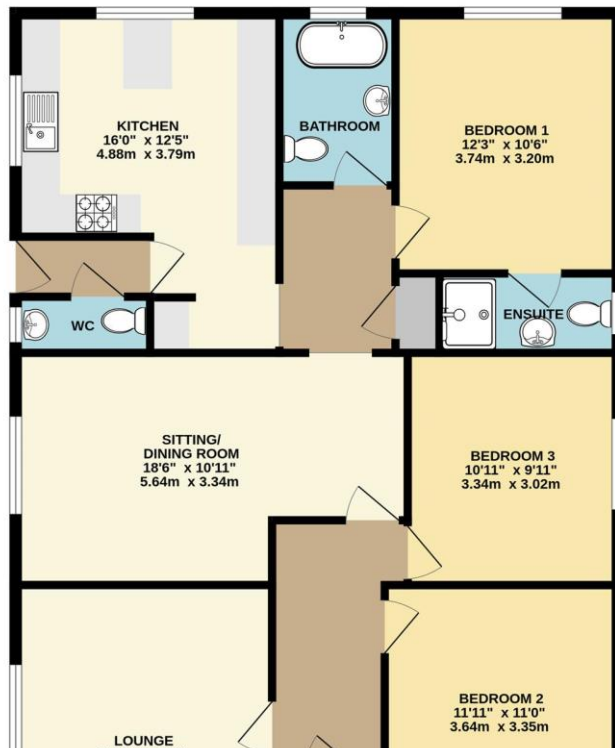
The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council.







GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



PROPERTY MISDESCRIPTION

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