



5 Chapter Walk, Broughton, DN20 0JJ

Guide Price £250,000



- Superb Detached Bungalow
- Lounge, Dining Room and Conservatory
- Modern Three-Piece Wet Room
- Highly Popular Village Location
- Open Countryside Views
- Three Generous Bedrooms
- Fitted Kitchen
- Off-Road Parking and Detached Single Garage
- NO CHAIN
- Council Tax Band C

No Upward Chain • Family Home Since 1964 • Stunning Views!

This surprisingly spacious detached bungalow, lovingly owned by the same family since 1964, sits at the head of a quiet cul-de-sac, offering uninterrupted views over farmland and woodland towards the Lincolnshire Wolds. Inside, enjoy a bright dual-aspect lounge, dining room, a well-equipped breakfast kitchen, and three generous bedrooms with a practical wet room.

Outside, the property boasts a detached garage, ample driveway parking, and potential to expand into the loft (subject to permissions) – perfect for those looking to create their dream home.



## **LOCATION**

Situated in the highly sought-after village of Broughton, the property is within easy reach of local shops, a pre-school, primary school, church, village hall with library, sports ground, and public houses. Public transport connections make getting around simple, while the market town of Brigg, just 5 miles away, offers further shopping, restaurants, pubs, and secondary schooling.

For commuters, excellent road links including the M180, Humber Bridge, and Humberside International Airport are all close by, providing swift access to surrounding towns and cities.

## **ACCOMMODATION**

The deceptively spacious accommodation is conveniently arranged on a single level for easy living.

## **HALLWAY**

Enter the property via the uPVC front door into a glazed entrance porch that leads into the hallway that benefits from a central heating radiator and a pendant light and carpeted flooring.

## **LOUNGE 3.96m (13'0") x 3.94m (12'11")**

Enjoying a uPVC double-glazed window to the front and side elevation, this good-size lounge is the heart of the home and offers a feature fireplace with a wooden surround and an inset electric fire, dado rail, coving, a pendant light fitting and carpeted flooring, features a central heating radiator and an archway leading to the dining room.

## **DINING ROOM 3.96m (13'0") x 3.94m (12'11")**

A side aspect room that boasts views over open farmland, dado rail, coving, a pendant light and carpeted flooring and an archway leading to the lounge.

## **KITCHEN 3.33m (10'11") x 2.72m (8'11")**

Including a rear uPVC double glazed window overlooking the conservatory. The kitchen includes a range of beech effect fronted low level and wall-mounted units with brushed steel pull handles, a complimentary work top surface incorporating a one and a half sink unit, space for a free standing cooker, an integrated fridge freezer, wall mounted Ideal Bosch combination boiler with adjoining thermostat, a single ceiling light and a rear uPVC double glazed door allows access to the conservatory.

## **CONSERVATORY 3.53m (11'7") x 3.33m (10'11")**

A bright and inviting conservatory offering a wonderful sense of space and tranquility, enjoying delightful views over the rear garden, adjoining woodland, and open farmland beyond. Flooded with natural light, this versatile living area provides an ideal setting for relaxation or entertaining, with elegant French doors opening directly onto the garden, seamlessly blending indoor and outdoor living. The conservatory also benefits from convenient access into the kitchen, enhancing the flow of the home.

## **BEDROOM ONE 3.68m (12'1") x 3.66m (12'0")**

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

## **BEDROOM TWO 3.66m (12'0") x 3.25m (10'8")**

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

## **BEDROOM THREE 3.66m (12'0") x 2.54m (8'4")**

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.

## **SHOWER ROOM 2.72m (8'11") x 1.93m (6'4")**

The stylish wet room is fitted with a white three-piece suite comprising a vanity unit that houses the low-level WC hand basin and offers a walk-in shower cubicle with Mermaid boarding. A uPVC double-glazed window provides natural light, and benefits from a chrome towel radiator, and is finished with vinyl flooring. There is also access to the loft space.

## **OUTSIDE**

This charming property enjoys a welcoming front garden with a dwarf brick wall and a spacious block-paved driveway, providing off-road parking for two vehicles and leads to a detached garage with an electric up-and-over door, power, and lighting. A pathway guides you to the inviting entrance porch, with side access offering entry to the wrap-around garden, which boasts delightful woodland and farmland views.

The rear garden is a true retreat, predominantly laid to lawn and framed by beautifully maintained planted borders. A patio seating area provides the perfect spot for outdoor dining or relaxing, while a timber shed offers practical storage. Timber fencing at the garden's rear ensures privacy, making this a delightful space for family life and entertaining.

## **GARAGE 5.41m (17'9") x 2.72m (8'11")**

The brick-built garage benefits from power, lighting, a window and an electric up-and-over door.

## **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 C as confirmed by North Lincolnshire Council.

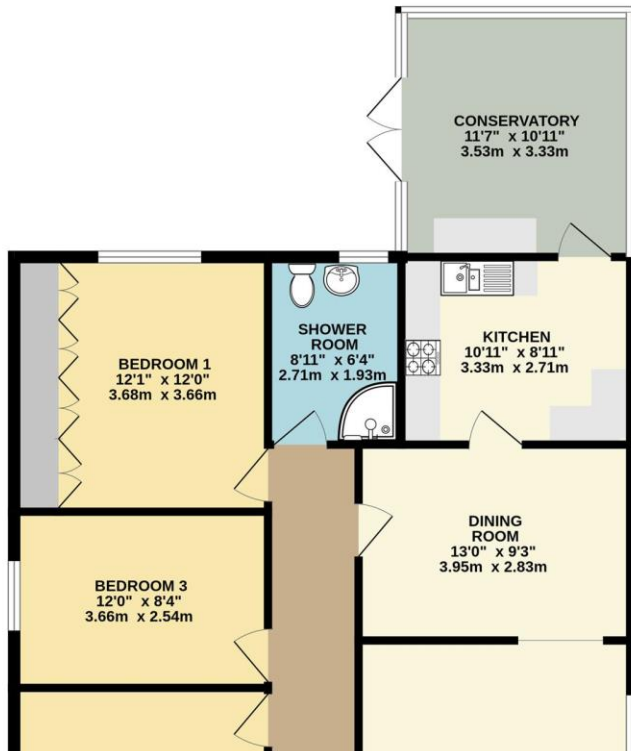
## **AGENTS NOTE**

Please be advised that this property sits on an unregistered title, meaning it has not yet been recorded in the Land Registry under modern documentation standards.

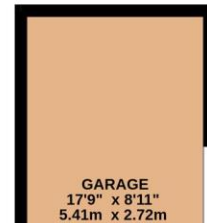




GROUND FLOOR  
1036 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR  
159 sq.ft. (14.7 sq.m.) approx.



#### PROPERTY MISDESCRIPTION

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