



39 APPLEBY GARDENS

BRIGG, DN20 0BA

£200,000
FREEHOLD

Beautifully presented and move-in ready three-bedroom detached bungalow located within a quiet cul-de-sac in the highly desirable village of Broughton. Recently improved with a brand new boiler, majority redecoration throughout and some newly fitted carpets, this spacious bungalow offers a generous lounge with log burner, open-plan kitchen diner, en-suite to the main bedroom, private non-overlooked rear garden, driveway, carport and no onward chain - all within easy reach of local amenities and transport links.



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DESCRIPTION

BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW | PEACEFUL BROUGHTON CUL-DE-SAC POSITION | BRAND NEW BOILER | MAJORITY NEWLY DECORATED | SOME NEW CARPETS | PRIVATE NON-OVERLOOKED REAR GARDEN | EN-SUITE TO MAIN BEDROOM | SPACIOUS LOUNGE WITH LOG BURNER | OPEN PLAN KITCHEN DINER | NO ONWARD CHAIN

Nestled within a quiet cul-de-sac on the ever-popular Appleby Gardens in Broughton, this beautifully presented three-bedroom detached bungalow offers well-maintained and move-in-ready accommodation, ideal for couples, downsizers or families seeking peaceful single-storey living within a sought-after village setting.

The property has recently benefited from a brand new boiler, majority redecoration throughout and some newly fitted carpets, creating a fresh and welcoming feel from the moment you step inside.

The accommodation briefly comprises a welcoming entrance hallway leading through to a spacious lounge featuring a charming log-burning stove set within a feature fireplace and a lovely bay window allowing plenty of natural light to flow through the room. The open-plan kitchen diner is fitted with a range of wall and base units with integrated oven, hob and extractor alongside space for further appliances and dining furniture.

There are three well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room, alongside a separate family bathroom fitted with a three-piece suite.

Externally, the property enjoys a neat front garden

with driveway parking leading to a carport, while to the rear is a beautifully private garden mainly laid to lawn with mature borders and a patio seating area, backing onto open greenery and enjoying a non-overlooked aspect.

Positioned within easy reach of local amenities including shops, schools, doctors surgery and transport links, the property also offers convenient access to Brigg, Scunthorpe and the M180 motorway network.

Offered to the market with no onward chain, this attractive bungalow is ready to move straight into and comes highly recommended for viewing.

ENTRANCE HALLWAY

Step inside via the welcoming entrance hallway which creates a bright and inviting first impression whilst providing access throughout the bungalow.

KITCHEN

The open-plan kitchen diner is fitted with a range of wall and base units complemented by worktops incorporating an integrated oven, hob and extractor alongside space for further appliances.

DINING AREA

The dining area offers plenty of space for a table and chairs, making it ideal for both everyday living and entertaining.

LIVING ROOM

The spacious lounge is beautifully presented and enjoys a lovely bay window to the front elevation allowing plenty of natural light to flow through the room. A feature fireplace housing a charming log-burning stove creates a cosy focal point, with ample space for lounge seating and additional furniture.



MASTER BEDROOM

A generous double bedroom with rear aspect window overlooking the garden, central heating radiator, and coving to the ceiling.

EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising shower cubicle, vanity wash basin, and low-level WC, with part tiled walls and a heated towel rail.

BEDROOM TWO

A further double bedroom enjoying views over the rear garden, with radiator and coving to ceiling.

BEDROOM THREE

A versatile room ideal for use as a further bedroom, dressing room, study or hobby room depending on individual needs.

FAMILY BATHROOM

Fitted with a three-piece suite comprising bath, wash hand basin and WC.

Outside

Externally, the property benefits from a neat front garden with driveway parking leading to a carport providing covered parking. To the rear is a delightful enclosed garden mainly laid to lawn with mature planted borders and a patio seating area, enjoying a private non-overlooked aspect backing onto open greenery - perfect for relaxing or entertaining outdoors.

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ADDITIONAL INFORMATION

Local Authority –

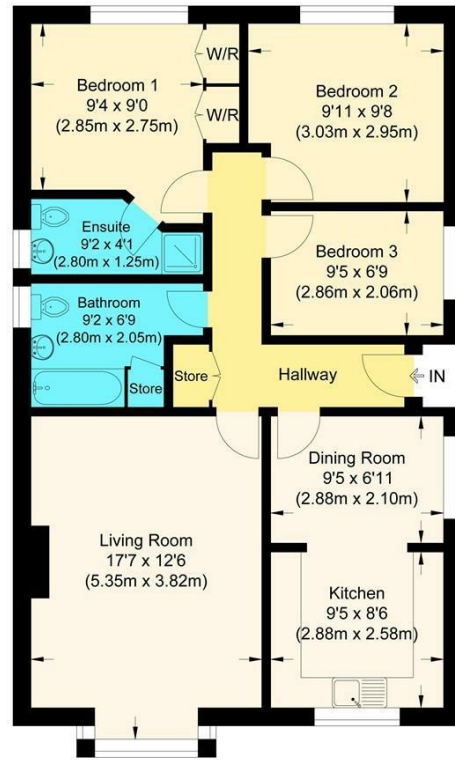
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 893.00 sq ft

Tenure – Freehold





Appleby Gardens

Approximate Gross Internal Floor Area : 78.30 sq m / 842.81 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	80
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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