



Rosalin Bridge Road, Broughton

£325,000 Freehold

AN OUTSTANDING DETACHED BUNGALOW • STUNNING OPEN COUNTRYSIDE VIEWS • EXTREMELY PRIVATE
 LOCATION BEING CLOSE TO THE TOWN OF BRIGG • GENEROUS
 ROOM WITH A FEATURE FIREPLACE • IMPRESSIVE OPEN PLAN LIVING
 • 3 DOUBLE BEDROOMS • QUALITY BATHROOM • MANAGEABLE GARDEN
 EPC RATING; D.



paul fox
 the family estate agents

Detached 3 double bedroom bungalow with countryside views, open plan kitchen, conservatory, modern bathroom, gardens, ample parking, garage, and electric heating. Close to both Broughton and Brigg. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- AN OUTSTANDING DETACHED BUNGALOW
- STUNNING OPEN COUNTRYSIDE VIEWS
- EXTREMELY PRIVATE LOCATION BEING CLOSE TO THE TOWN OF BRIGG
- GENEROUS DETACHED GARAGE
- FINE FRONT LIVING ROOM WITH A FEATURE FIREPLACE
- IMPRESSIVE OPEN PLAN DINING KITCHEN WITH A REAR CONSERVATORY
- 3 DOUBLE BEDROOMS
- QUALITY BATHROOM
- MANAGEABLE LAWNED GARDENS
- COUNCIL TAX BAND; B. EPC RATING; D.





Front Entrance Porch

5' 1" x 3' 7" (1.56m x 1.08m)

Front uPVC double glazed entrance door with patterned and leaded glazing, twin uPVC double glazed windows, attractive wooden flooring and an internal uPVC double glazed door allows access to;

Fine Main Living Room

11' 10" x 21' 2" (3.60m x 6.46m)

Enjoys a dual aspect with front and side uPVC double glazed windows, wall to ceiling coving, TV point, handsome bricked fireplace with a central multi fuel cast iron fire and an internal glazed door leads through to;

Central Hallway

Has wall to ceiling coving, ceiling spotlights, loft access and leads to;





Impressive Open Plan Dining Kitchen

20' 10" x 10' 8" (6.36m x 3.26m)

Enjoying a dual aspect with rear and side uPVC double glazed windows and internal French doors leads through to the conservatory. The kitchen enjoys an extensive range of white finished furniture comprising low level units, drawer units and wall units with brushed aluminium style pull handles and a complementary butcher block style worktop that incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with overhead canopied extractor, eye level double oven, attractive laminate flooring and wall to ceiling coving.

Conservatory

12' 2" x 8' 9" (3.70m x 2.66m)

With dwarf walling and uPVC double glazed windows above, matching French doors leading to the garden and glazed hipped and pitched roof.

Master Bedroom 1

11' 1" x 8' 7" (3.39m x 2.61m)

Side uPVC double glazed window enjoying excellent open views and wall to ceiling coving.





Double Bedroom 2

10' 0" x 9' 1" (3.04m x 2.77m)

Side uPVC double glazed window enjoying excellent open views and wall to ceiling coving.

Bedroom 3

9' 10" x 7' 9" (3.00m x 2.37m)

Side uPVC double glazed window and wall to ceiling coving.

Quality Bathroom

8' 8" x 8' 0" (2.65m x 2.43m)

Side uPVC double glazed window with inset patterned glazing, enjoying a four piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath, double walk-in shower cubicle with glazed screen, tiled walls and electric shower, attractive laminate flooring and wall to ceiling coving.

Grounds

The property enjoys an excellent peaceful location with surrounding countryside with unspoilt views. To the front the property sits behind a decorative brick boundary wall with a manageable shaped lawn and with a deep pebbled driveway providing extensive parking for numerous vehicles that leads down the side of the property to the garaging and to the rear. The rear garden has a flagged seating area with a shaped.





Garage

18' 7" x 14' 1" (5.67m x 4.28m)

The property enjoys the benefit of a brick and block built detached garage with electric remote operated roller front door, side uPVC personal door, internal power and lighting and pitched roof providing storage.

Double Glazing

Full uPVC double glazed windows and doors.







Total area: approx. 119.0 sq. metres (1281.0 sq. feet)

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