



## Town Hill,

Broughton, Lincolnshire, DN20 0HL

Offers In Excess Of £116,000



#### NO UPWARD CHAIN.

This excellent, newly decorated and carpeted 2 bedroom semi detached house with extensive driveway parking and detached SINGLE GARAGE is situated in the every popular village of Broughton. Internal inspection reveals a generous, forward facing Lounge together with a beech effect appointed Dining Kitchen with French doors opening to the enclosed rear gardens. The 2 first floor bedrooms are served by a family Shower Room with modern suite in white.

An outstanding FIRST TIME BUYER or INVESTOR OPPORTUNITY for which early viewing is strongly advised.

#### ENTRANCE

A canopied side Pvcu door opens to the vestibule with tiled floor and door to

#### LOUNGE

14'9" max x 13'2" (4.52m max x 4.02m)



A generous forward facing room with Pvcu double glazed oriel bay, radiator, coving, tv aerial point, telephone point, timber fire surround with granite style back and hearth and inset electric fire, balustraded stair to first floor with recess under.

#### DINING KITCHEN

13'0" overall x 6'9" (3.98m overall x 2.07m)



Comprising of a Dining area with fitted breakfast bar with cupboards under, radiator, tiled floor, coving, Pvcu double glazed French doors opening to the rear garden and central archway to the Kitchen area which is appointed with a range of beech effect fronted units with granite effect worktops including inset circular sink with matching drainer and flexible mixer tap, space and plumbing for an automatic washing machine, space for an under counter refrigerator, inset electric hob with oven under and extractor hood over, tiled splash areas and floor, Pvcu double glazed window to the rear aspect, additional units at eye level and wall mounted gas fired combination boiler.

#### LANDING

With access to the roof space and coving.

#### BEDROOM 1

13'1" into recess x 10'9" (4m into recess x 3.3m)



A forward facing double room with 2 Pvcu double glazed windows, radiator, coving, tv aerial point and 3 fitted bulkhead cupboards.

#### BEDROOM 2

10'10" x 7'1" (3.31m x 2.16m)



With Pvcu double glazed window overlooking the rear garden, radiator, coving and tv aerial point.

## **SHOWER ROOM**

5'11" x 5'8" (1.81m x 1.73m)



With modern suite in white to include close couple wc, vanity unit with inset wash hand basin and cupboard under, glazed and tiled shower enclosure, radiator, coving, Pvcu double glazed window and blue mosaic style tiling to full height to one wall and the shower area and to 1/2 height on the remaining walls.

## **OUTSIDE**



The property is screened to the front by a clipped conifer hedge and is set well back from the road beyond a neat lawned area. A long concrete side driveway allows off road parking for 4 cars and leads to the DETACHED brick built SINGLE GARAGE with up and over door and side window. A high timber gate opens to the enclosed rear of the property where there is a raised timber deck leading from the Dining Kitchen and on to a further lawn with shrub borders and a raised, curving stone flower bed is fronted by a further seating area. A timber shed completes the property.

## **TENURE STATUS**

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

## **IMPORTANT NOTE TO PURCHASERS**

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed

in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

## **FLOOR PLANS**

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

## **MORTGAGE ADVICE**

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

## **CONVEYANCING**

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

## **VALUATION**

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.

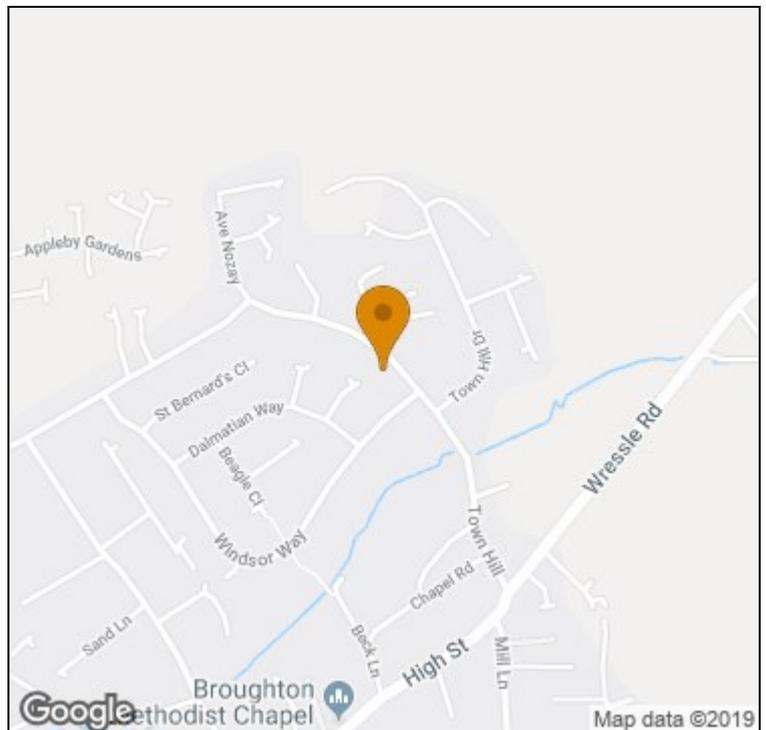
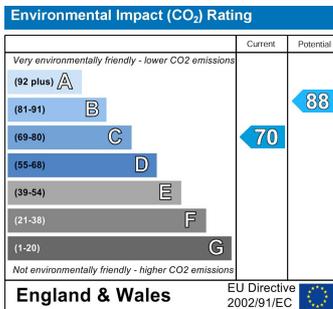
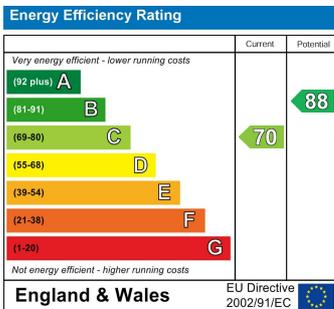


1ST FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)  
TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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