



Appleby Lane, Broughton Brigg DN20 0AT

welcome to

Appleby Lane, Broughton Brigg

Well-presented semi-detached home on Appleby Lane, Broughton, offering spacious living accommodation, fitted bedrooms, and generous outdoor space including a garage, driveway, and additional land with access from South View.



Entrance Hall

Welcoming entrance hall with double-glazed front entrance door, carpet tile flooring, radiator and decorative wood-clad walls.

Lounge

Two double-glazed windows to rear and side aspects, gas fireplace, wood flooring, staircase rising to the first floor, and decorative wood-clad walls.

Kitchen

Well-appointed fitted kitchen comprising a range of wall and base units with complementary work surfaces and a 1½ bowl sink and drainer. Extractor hood, radiator and two double-glazed windows providing natural light. Door leading directly to the garden. The central heating boiler was replaced approximately two years ago. Tiled flooring.

Bedroom One

Double bedroom with fitted wardrobes featuring louvre doors, laminate flooring, double-glazed window to front aspect, coving and radiator.

Bedroom Two

Fitted wardrobes, additional storage cupboard, double-glazed window to front aspect, laminate flooring and radiator.

Family Bathroom

Family bathroom fitted with a bath with mixer taps, wash hand basin, WC and bidet. Double-glazed window to the side elevation, storage cupboard and predominantly tiled walls. Wood flooring.

Front Garden

Driveway leading to the garage, with decorative gravel areas.

Rear Garden

Enclosed rear garden benefiting from additional land purchased to the rear and access from the side.

Outbuildings

Garage with power and lighting, together with three timber sheds. Decorative paved areas complete the outdoor space.



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Appleby Lane, Broughton Brigg

- Semi-detached home in desirable Broughton location
- Bedrooms with fitted wardrobes and laminate flooring
- Driveway leading to garage with power
- Additional land included with side access from South View
- Three timber sheds for storage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT111859 - 0005

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