



 **2**
Bedrooms

 **1**
Bathroom



****RURAL LOCATION**** Briefly the property boasts, forward facing formal lounge area, with double bedrooms exiting from the main entrance hall. A rear hall opens to kitchen diner with white gloss fronted wall and base storage and tall larder storage, and relaxed rear sitting room with full uPVC dual aspect surround and skylight. A large three-piece family bathroom benefits built in storage and over bath shower, with scope to further modernise to a four-piece suite. In addition, the property benefits spacious utility room with ample wall and base storage and space for freestanding under counter white goods. Externally the property boasts, generous off-road parking to the low maintenance front elevation, with large, landscaped rear garden benefiting, manicure lawn, mature borders, raised beds, vegetable plot, and ample room for garden storage.

Louise Oliver Properties brings to the market this two-bedroom detached extended bungalow, with off road parking and landscaped rear garden, located to the village of Broughton, North Lincolnshire.

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Viewings are highly recommended.

ENTRANCE HALL

Entrance to the property via uPVC front aspect door opening to extended hallway exiting to, lounge, bedrooms, and sitting room, comprising of, carpeted flooring, and light to ceiling.

LOUNGE - 3.63m x 3.92m

Front aspect lounge benefits, carpeted flooring, central gas fire, radiator, front aspect uPVC windows, and light to ceiling.

KITCHEN - 2.89m x 3.92m

Kitchen - diner boasting, white fronted gloss wall and base storage, full worktop surround, gas point for freestanding cooker, space for freestanding 70/30 fridge freezer, floor to ceiling white fronted larder, stainless steel sink and drainer, radiator, side aspect uPVC double glazed window, internal single glazed panel overlooking sitting room, cushioned vinyl flooring, and light to ceiling.

SITTING ROOM - 5.34m x 2.56m

Sitting room to the rear aspect comprising of, carpeted flooring, radiator, double glazed skylight, uPVC dual aspect windows, wall mounted lighting, uPVC door exiting to the rear garden, and exiting to the bathroom, and utility room.

BEDROOM ONE - 3.63m x 3.65m

Double bedroom comprising of, carpeted flooring, front aspect uPVC window, radiator, and light to ceiling.

BEDROOM TWO - 2.89m x 3.65m

Double bedroom comprising of carpeted flooring, built in combination wardrobes, rear aspect uPVC window, radiator, and light to ceiling.

BATHROOM - 2.23m x 2.26m

Three-piece bathroom suite comprising of, close coupled toilet, pedestal hand basin, panel bath with over bath electric shower and glazed shower screen, side aspect obscure glazed window, radiator, built in storage unit, tiled walls, and light to ceiling.

UTILITY - 3.01m x 2.26m

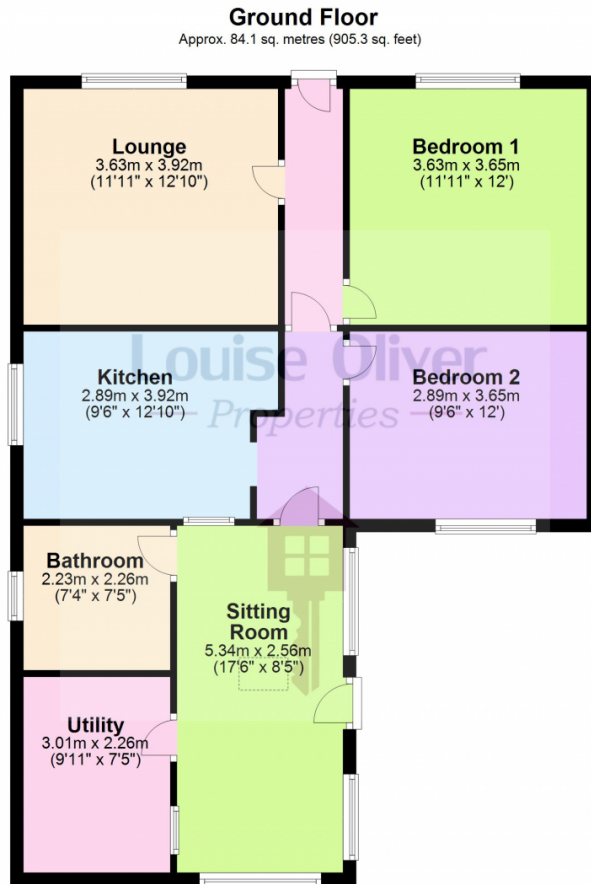
Large utility room situated to the rear of the property comprises, wood fronted wall and base storage, under counter space for white goods, half carpeted and half laminate flooring, and light to ceiling.

EXTERNAL


Front garden boasts low maintenance frontage with shingle front, flagged stones to front aspect entrance, and walled perimeter. A double driveway extends to the rear access, providing ample off-road parking.

Large rear landscaped garden benefits, manicured lawn, raised beds and vegetable plot, established herbaceous borders, and external water supply.

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Total area: approx. 84.1 sq. metres (905.3 sq. feet)
Bram Hill, 2 High Street, Broughton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Broughton, DN20

