



 2
Bedrooms

 1
Bathroom



****NO ONWARD CHAIN****

A two-bedroom detached bungalow located to the ever-popular village of Broughton, North Lincolnshire. A rural village location with close links to the market town of Brigg, and Scunthorpe town centre. Benefiting a good range of local amenities all within walking distance, whilst the national motorway network is a short drive away. The property in brief boasts, open plan kitchen dining area, with slide to open patio doors exiting to the large rear gardens and opening into the large sitting room. The sitting room benefits dual aspect views, and central wall mounted electric fire. The sitting room opens into hallway accessing both double bedrooms and a well-proportioned shower room. Externally the property features a single detached garage, with extended driveway.

Louise Oliver Properties is pleased to bring to the market a two-bedroom detached bungalow, located to the popular rural village of Broughton, North Lincolnshire. With close links to the market town of Brigg, and a short drive to both Scunthorpe town centre and the national motorway network.

Boasting spacious accommodation throughout, the property briefly benefits, main entrance to the side aspect opening into spacious open plan kitchen - diner, with a range of built in wall and base storage units, breakfast bar, oven, grill, and hob. The dining area overlooks the rear gardens, accessible via slide to open patio doors. Opening to the front aspect lounge with ample seating room throughout the accommodation. The sleeping accommodation and shower room are located to the side aspect of the property, with hallway accessed via the main lounge, opening to master double bedroom to the front aspect featuring traditional bay fronted window, rear aspect second double bedroom, and well-proportioned shower room featuring enlarged walk-in shower enclosure.

Externally the property offers, a single detached brick-built garage, large gardens to the front and rear aspects, and extended driveway offering off road parking for multiple vehicles.

Viewings are highly recommended.

KITCHEN / DINER - 3.24m x 5.25m

Entrance to the property is located via the side aspect opening into the kitchen via uPVC obscure glazed door, comprising of, laminate flooring to the kitchen, wood fronted wooden wall and base storage units, built in breakfast bar, tiled splash back to the worktop surround, space for freestanding under counter white goods, stainless steel sink and drainer, built in oven, four ring gas hob, and over hob extractor unit. Rear aspect uPVC window, and slide to open doors exiting to the rear garden, carpeted floor to the dining area, twin ceiling light points, radiator, gas central heating combi-boiler, and exiting to the lounge.

LOUNGE - 5.53m x 4.21m

Front aspect sitting room comprising of dual aspect uPVC windows, carpeted flooring, radiator, electric fire, and light to ceiling.

BEDROOM ONE - 3.27m x 3.98m

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

BEDROOM TWO - 2.48m x 2.94m

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

SHOWER ROOM - 1.97m x 1.98m

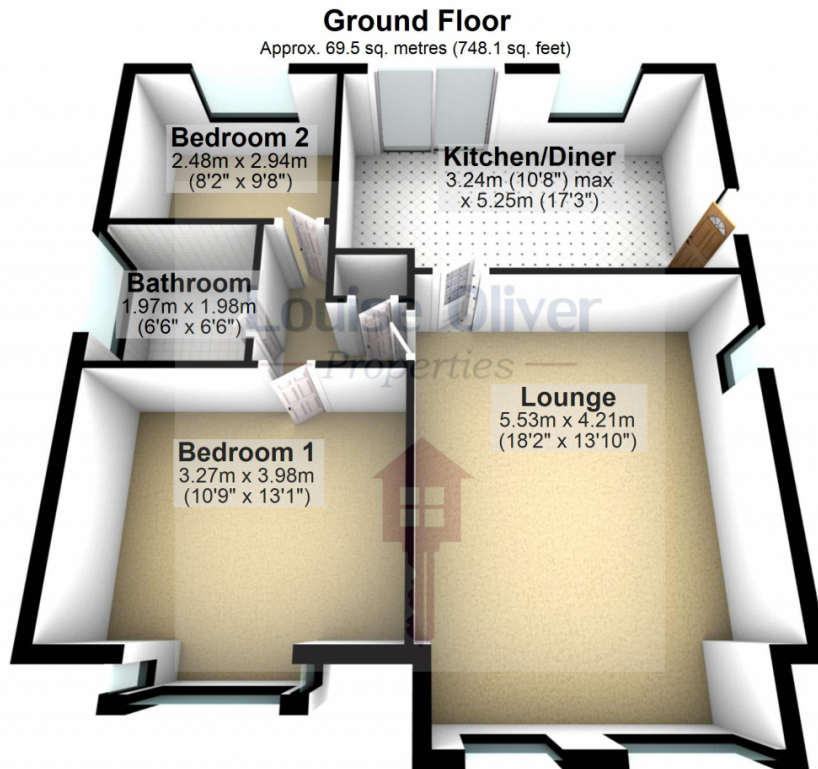
Well-appointed shower room comprising, low flush cistern, enlarged mains fed corner shower with slide to access door entry and mermaid board to the surrounding walls. Pedestal hand basin, radiator, side aspect obscure glazed window, and light to ceiling.

EXTERNAL


The front aspect comprising of, extended paved driveway, allowing off road parking for multiple vehicles, with access to detached single garage. And a large garden with fully established matured shrubs.

The rear garden benefits, block paved patio, well large expanse of laid to lawn, external water supply, and fenced perimeter.

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Total area: approx. 69.5 sq. metres (748.1 sq. feet)
57 Windsor Way, Broughton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Address: Windsor Way, DN20

