



 3
Bedrooms

 1
Bathroom



*****POPULAR RURAL LOCATION*****

Presenting a three-bedroom semi-detached home, beautifully presented throughout, with spacious front aspect driveway, and large landscaped rear gardens. Briefly the property comprises, a spacious country style kitchen diner, with Belfast sink, and built in space for freestanding double oven, ample storage, and open staircase leading to the first floor. Exiting from the kitchen into rear aspect sunroom, and to the front aspect entering well-appointed lounge with traditional front aspect bay window and freestanding multi-fuel burner. the first floor boasts, spacious sleeping accommodation, featuring two double bedrooms, and third large single bedroom. The bathroom benefits three-piece suite with over bath shower. the location benefits a good range of village amenities, within walking distance of co-operative food store, and a short drive to both Brigg and Scunthorpe town centre for major amenities.

Louise Oliver Properties are pleased to present a three-bedroom semi-detached property, located to the ever-popular village of Broughton. With close links to the market town of Brigg, and a short drive to both Scunthorpe town centre and the national motorway network. This three-bedroom property boasts spacious accommodation throughout, and large landscaped garden.

The property briefly benefits, main entrance to the front aspect opening into spacious open plan kitchen - diner, with a range of built in shelves and understairs storage, radiator, Belfast sink with handheld shower hose attachment, presented in a tasteful country style decor. Exiting to cosy lounge with ample seating room throughout, traditional bay fronted window and double doors to the rear opening to sunroom, overlooking the rear garden. The first-floor accommodation and bathroom boast, two double bedrooms to the front aspects with a third large single bedroom to the rear aspect. The bathroom boasts three-piece suite comprising over bath shower and folding shower screen. Externally the property offers ample off-road parking to paved driveway, extending to accessible detached single garage, and low maintenance shingle front. Large landscaped mature south facing rear garden provides ample privacy, established beds, detached wooden summer house, twin single detached shed, and external water supply.

Viewings are highly recommended.

ENTRANCE PORCH

Opening into porch via uPVC front aspect door.

LOUNGE - 5.46m x 3.25m

Well, accommodating lounge has front aspect traditional bay uPVC window, two wall mounted up lights, carpeted flooring, freestanding multi-fuel burner, light to ceiling, and exits to the rear aspect sunroom.

KITCHEN/DINING ROOM - 5.46m x 4.05m

Well-appointed kitchen - dining room with ample storage features throughout, presented to a country style decor, comprising of, white fronted wooden wall and base storage to the full surround, Belfast sink with chrome hand held shower hose attachment, built in tiled alcove for freestanding Rangemaster oven, extractor unit, under stairs storage, multiple aspect uPVC double glazed windows, ample space for freestanding under counter white goods, radiator, marble effect worktops, wooden wall panelling, wood laminate flooring, open staircase with wooden balustrades to the first floor, exiting to the rear aspect sunroom, with main entrance to the front aspect via uPVC door, and light to ceiling.

SUNROOM - 2.01m x 4.71m

A large rear aspect sunroom overlooked by both kitchen and lounge, with exits to the side aspect to the rear garden, comprising full uPVC surround, and wall mounted lighting.

BEDROOM ONE - 3.71m x 3.09m

Double bedroom comprising, front aspect uPVC window, radiator, carpeted flooring, arched alcove for additional storage, and light to ceiling.

BEDROOM TWO - 2.00m x 3.25m

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

BEDROOM THREE - 2.32m x 2.32m

Single bedroom benefiting ample room for additional storage comprising of, carpeted flooring, rear aspect uPVC window, radiator, and light to ceiling.

BATHROOM - 1.61m x 1.94m

The walls of the bathroom are fully tiled the floor is vinyl there is a cc toilet and a panel bath there is an electric shower and a folding shower screen as well as a radiator, the windows and doors are Upvc and its light to ceiling.

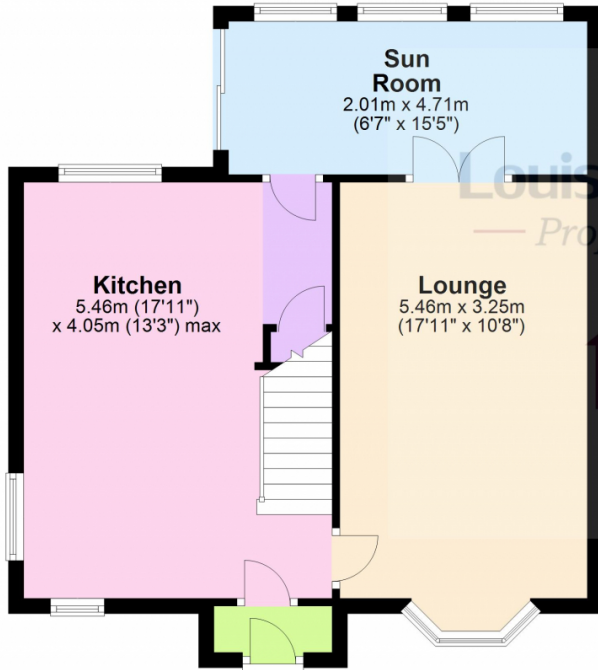
EXTERNAL

The front aspect of the property offers off road paved parking, with fenced perimeter to the low maintenance shingle front. The rear aspect is a large, landscaped south facing garden with raised, large manicured laid to lawn with a block paved path and patio, access to the single detached garage, external water supply, twin single sheds, matured established borders, large detached summer house, and ample space for vegetable plot.

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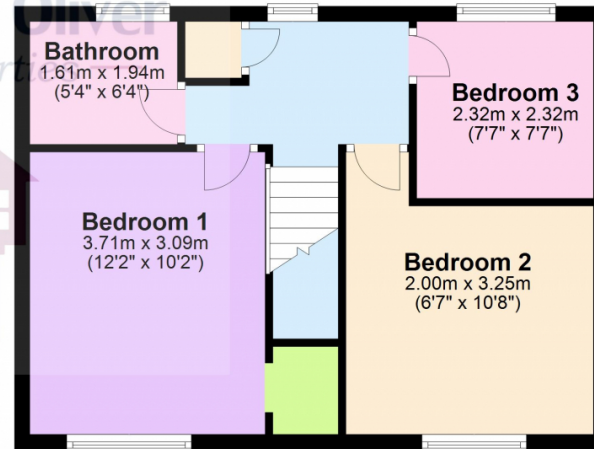
Ground Floor

Approx. 51.6 sq. metres (555.6 sq. feet)




First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



Total area: approx. 91.7 sq. metres (986.7 sq. feet)

48 Estate Avenue, Broughton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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

