



 3
Bedrooms

 2
Bathrooms



*****TO LET*****

*****VILLAGE LOCATION*****

An opportunity to let a large, detached bungalow, in the heart of Broughton, North Lincolnshire. The property offers full uPVC windows and doors throughout, gas combination heating system, well maintained and presented throughout, with modern styling and neutral decor. Boasting integral single garage, and off-road parking to paved driveway, with the benefit of rear south westerly facing gardens. The property can be available furnished or unfurnished, offering spacious living accommodations, double bedrooms, and En-suite shower room to the master suite. The property benefits ample privacy to the surround, situated to a quiet location.

Presenting a well maintained three-bedroom detached bungalow, located to the quiet residential location of Burnside, Broughton. The property offers the prospective tenant an excellent opportunity to let in this beautiful North Lincolnshire village, available furnished or unfurnished to suit.

Briefly the property offers, spacious living area to the front aspect combined with large bay fronted uPVC window, allowing ample natural lighting into the space, plush carpeting throughout, with central fireplace located. A comfortable dining area is located to the rear of the property or allowing an additional use as home office, with plush carpeted flooring and double uPVC doors exiting to the rear south westerly facing private gardens. Opening to the modern kitchen, fully fitted with a large range of contemporary wood fronted wall, base, and floor standing storage units, built in gas hob and oven, enlarged stainless steel sink and drainer, and additional space for freestanding dining table or kitchen island. Exiting the rear of the kitchen into a large utility room, collectively providing an ideal space for the storage of outdoor clothing, with single uPVC door exiting to the gardens, and a range of wall and base units, with ample under counter plumbing. The bungalow is divided to main living accommodations to the southern wing of the property, with sleeping quarters and bathing rooms to the northern side. A large three-piece modern bathroom suite provides ease of access to visiting guests, boasting a panel bath with over bath shower unit, pedestal hand basin, close coupled toilet, chrome ladder style towel radiator, and modern styled ease of maintenance tiling to the walls. The master bedroom, a large double, offers additional bathing to the En-Suite shower room boasting, enclosed shower cubicle, close coupled toilet, pedestal hand basin, and neutral tiling throughout. An additional two double bedrooms are located with front aspect views, maintaining ample privacy from the established gardens, whilst still allowing for plenty of natural lighting into the spaces.

Externally the property offers an accessible single garage, paved driveway, and well-established borders and matured garden. The rear south westerly facing garden offers ample privacy, elevated paved sun terrace, established fruit trees, and vegetable plots, with ample space for external storage.

Located to the picturesque village of Broughton, offering ease of walking distance to local convenience stores. The location offers a short distance to neighbouring towns of Brigg and Scunthorpe.

The property is available furnished or unfurnished (excluding white goods, for more details please contact the office).

Council tax band: D

To view this property contact: 01724 853 222

ENTRANCE

Spacious L shaped entrance to the property via solid wood door entry to the front aspect comprising, carpeted flooring, radiator, built in storage and light to ceiling, with access to lounge diner, bathroom and bedrooms.

LOUNGE *3.88m x 4.59m*

Large living area with large bay fronted uPVC window, carpeted flooring, electric fire to marble surround and hearth, decorative teardrop ceiling lighting, and radiator.

DINING ROOM *3.48m x 2.67m*

Well accommodating dining room or office space comprising, carpeted flooring, double uPVC doors to the rear aspect, radiator, and light to ceiling.

KITCHEN 3.48m x 3.33m

Modern kitchen comprising, marble effect worktops, white wood fronted wall, base and floor standing storage units, rear aspect uPVC window, built in oven and hob, stainless steel sink and drainer, tiled flooring, and spot lighting to the ceiling.

UTILITY ROOM 2.34m x 2.67m

Large utility room accessed via the kitchen with uPVC single door exit to the rear garden comprising, rear aspect uPVC window, gloss fronted wall and base storage, single worktop, space for under counter white goods, and light to ceiling.

BATHROOM 2.05m x 2.17m

Modern three-piece bathroom suite comprises, panel with over bath shower unit, close coupled toilet, pedestal hand basin, chrome ladder style towel radiator, tiled walls, vinyl flooring, obscure glazed block wall, and light to ceiling.

BEDROOM ONE 4.61m x 3.20m

Generous King size bedroom suite comprising En-Suite shower room, carpeted flooring, radiator, rear aspect uPVC window, and light to ceiling.

SHOWER ROOM 1.33m x 2.17m

Large En-suite shower room comprising, pedestal hand basin, close coupled toilet, walk in shower enclosure with electric shower unit, tiled walls, vinyl flooring, rear aspect obscure glazed window, and light to ceiling.

BEDROOM TWO 4.57m x 2.95m

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

BEDROOM THREE 3.16m x 2.59m

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

GARAGE 5.02m x 2.61m

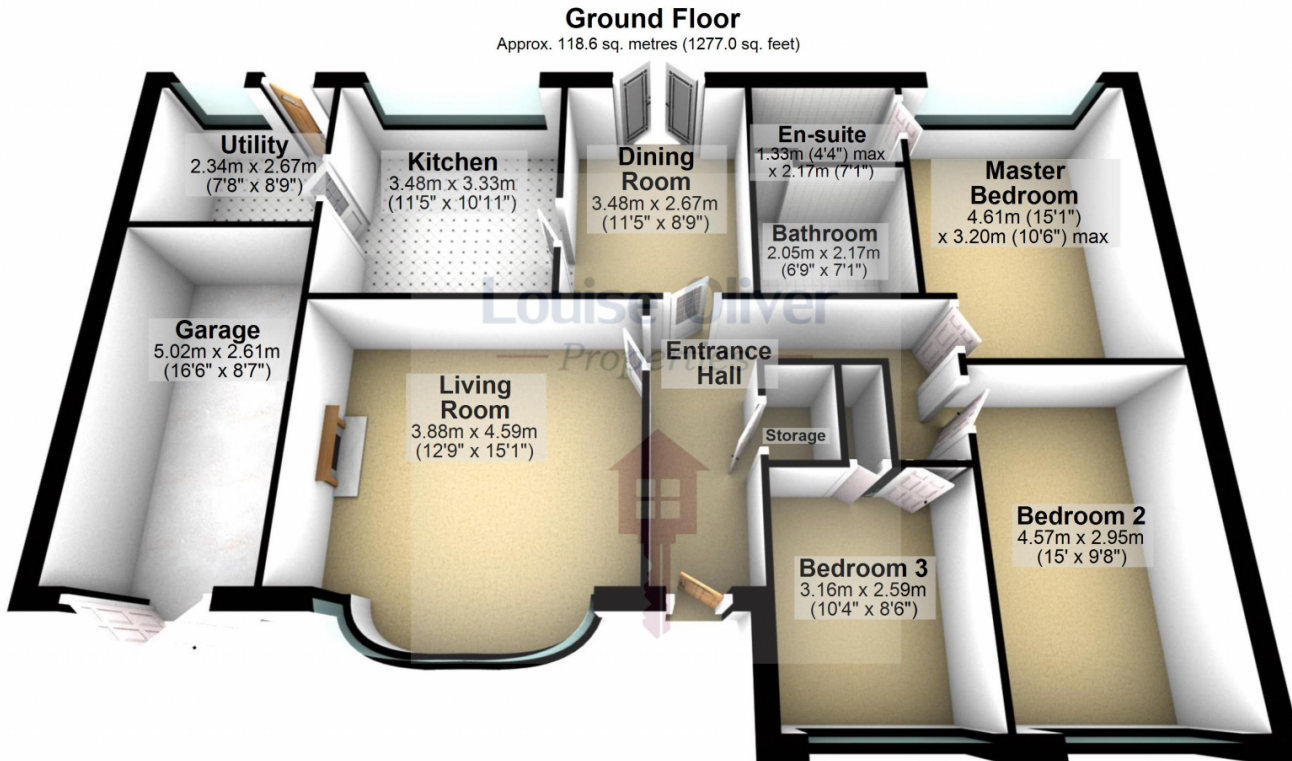
Single garage access via the front aspect to double doors.

EXTERNAL


Front aspect paved driveway and paved walkway to front entrance and rear garden, raised established and matured gardens, providing ample privacy to the front aspect rooms, and external lighting. Rear south westerly facing gardens boasting elevated paved sun terrace, established, and matured herbaceous borders, and fruit trees, secured perimeter, and gated access, vegetable plot, and external storage.

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Total area: approx. 118.6 sq. metres (1277.0 sq. feet)
5 Burnside, Broughton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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

