



**Offers in the region of £215,000**

**TENURE : FREEHOLD**

**Millers Way , DN20**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**ENERGY PERFORMANCE  
RATING: A**

**TRIPLE GLAZED uPVC  
WINDOWS**

**SOLAX POWER HYBRID  
INVERTER**

**PRIVATE ROAD ACCESS**

**EXTENDED DOUBLE  
DRIVEWAY**

**POPULAR VILLAGE  
LOCATION**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties welcomes to the market a spacious detached bungalow located to the ever-popular village of Broughton, Lincolnshire. The property sits to a quiet cul-de-sac location, with private road access. The property boasts energy performance rating A boasting triple glazing to uPVC windows, solar panels to the roof, with Solax hybrid inverter, and Worcester gas combination boiler. Externally benefiting a double drive to the front aspect, with double gated access to rear extended drive accessible to detached brick-built garage.

Briefly the detached bungalow offers entrance to the side aspect via composite door access, opening to spacious reception hall accommodating built in storage, and opening to all living spaces. The lounge sits to the front aspect with a bay fronted window and gas fire. The main bedroom, of double proportions benefits built in furniture, sitting to the front aspect, and boasting privacy to the properties tucked away position. The second double bedroom overlooks east facing gardens. The bathroom accommodates three-piece suite including panel bath with over bath mains fed shower unit, pedestal hand basin, and low flush toilet. The kitchen accommodates dining space with built in breakfast / dining bar, wood fronted wall and base storage, built in oven, hob, and extractor over, and dual aspect triple glazed windows. Externally the east facing rear gardens offer water feature to the well-established lawn, paved sun terrace, ample external storage areas, and extended driveway space, offering ample off-road parking for smaller and larger vehicles, with secure storage to the detached garage.

The rural location offers walking distance to local convenience store, pharmacy, and public bus route. With a short driving distance to the nearby towns of Scunthorpe and Brigg, and a five-minute drive to the national motorway network.

Council tax band: C

#### **ENTRANCE**

Entrance to the side aspect of the property via composite door access opening to L shaped entrance hall, exiting to all living areas comprising of, wood laminate flooring, radiator, built in storage, and lights and smoke alarms to the ceiling.

#### **LOUNGE** *3.56m x 4.43m*

Front aspect lounge offers bay uPVC triple glazed windows, gas fire, radiator, carpet flooring, and lights to the wall and ceiling.

#### **KITCHEN** *2.86m x 3.53m*

Generous kitchen and dining space to the rear aspect comprising of stone tile flooring, wood fronted wall and base storage, granite effect worktops, one and a half composite sink and drainer, radiator, integral breakfast bar, built in oven and grill with extractor over, dual aspect triple glazed uPVC windows, light to ceiling, and Worcester gas combination boiler.

#### **BATHROOM** *1.94m x 1.89m*

Three-piece bathroom suite comprising of panel bath with over bath mains fed shower unit, push flush toilet, pedestal hand basin, tiled walls, wood laminate flooring, radiator, extractor unit, side aspect obscure triple glazed window, and light to ceiling.

#### **BEDROOM ONE** *3.30m x 2.99m*

Double bedroom sits to the front aspect comprising of carpet flooring, radiator, built in wardrobe storage, triple glazed uPVC window, and light to ceiling.

#### **BEDROOM TWO** *3.68m x 2.74m*

Double bedroom comprising carpet flooring, rear aspect triple glazed uPVC window, radiator, and light to ceiling.

#### **EXTERNAL**

The spacious grounds offer double driveway to the front aspect and manicured lawn, double gated access to the rear of the property, with extended tarmac drive accessible to the double brick-built garage. The garage boasts electric door access, lighting, and storage to the roof. The rear garden offers ample external storage, paved patio terrace, and good-sized lawn with water feature. External security lighting and water supply are located.

#### **Disclaimer**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	111	114
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Millers Way , DN20