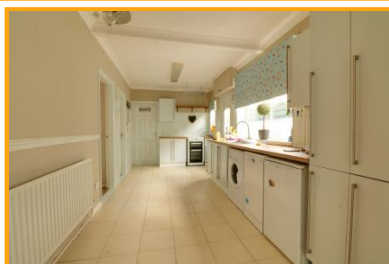


56 George Street, Broughton, Lincolnshire, DN20 0LA



*****IMMEDIATE VACANT POSSESSION*****

SUPERBLY PRESENTED AND EXTENDED SEMI DETACHED BUNGALOW OFFERING RECONFIGURED ACCOMMODATION COMPRISING; Central Dining Kitchen, Living Room, rear Conservatory, 2 large double Bedrooms and Bathroom. Concrete laid driveway. Private enclosed rear garden. Full uPVC double glazing. Gas central heating. EPC Rating (D)
Viewing Via Our Brigg Office Tel 01652 651777

Price Guide: £124,950
UNAPPROVED DRAFT BROCHURE

A superb opportunity for a couple or single person to purchase an extended colour washed semi-detached bungalow positioned within the popular town of Broughton which allows easy access to neighbouring towns along with ease of access to the M180 Motorway Network. The property is offered for sale with the benefit of immediate vacant possession and no upward chain and comprises; Central Dining Kitchen with a good range of modern units, being open to a Sitting Area with feature fireplace, internal patio doors to rear Conservatory. The property comes with the benefit of two double Bedrooms and main Bathroom. Occupying low maintenance gardens to the front which are hard standing providing off street parking to a number of vehicles. The rear enjoys an excellent degree of privacy with a number of patio areas and having a shaped lawned garden with shrub borders. Comes complete with the benefit of full upvc double glazing and gas fired central heating and is highly recommended by the agent and being well worthy of an internal inspection.

The full accommodation notes are as follows;

GROUND FLOOR

CENTRAL DINING KITCHEN

Measures approx. 2.57m x 5.5m (8' 5" x 18' 1") with two side uPVC double glazed windows, side uPVC double glazed entrance door with inset patterned and leaded glazing, with the kitchen enjoying a range of contemporary matching low level units, drawer units and wall units with brushed aluminium style pull handles, enjoying a complementary butcher block style rolled edge working top surface of which incorporates a single stainless steel sink unit with drainer to the side and central chrome block mixer tap, plumbing available for an under counter washing machine, slim line dishwasher and fridge, space for a cooker, tiled flooring, single panelled radiator, dado railing, wall to ceiling coving, fluorescent ceiling strip light and ninety degree broad square archway leads to a:



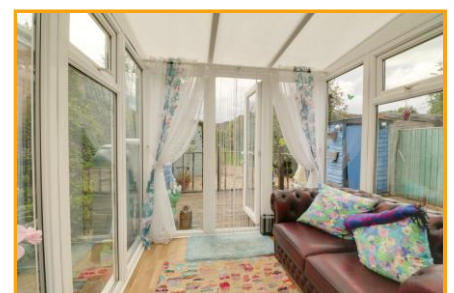
SITTING ROOM

Measures approx. 3.02m x 3.0m (9' 11" x 9' 10") with side uPVC double glazed window, feature free standing cast iron multi fuel stove on a stone plinth with tiled splash backs, TV point, wall to ceiling coving, and internal uPVC double glazed sliding patio doors lead to:



CONSERVATORY

Measures approx. 2.28m x 2.2m (7' 6" x 7' 3") with floor to ceiling uPVC double glazed windows, rear door leads to a decked seating area in the garden, polycarbonate sloped ceiling, attractive laminate flooring.



FRONT DOUBLE BEDROOM 1

Measures approx. 3.35m x 3.67m (11' 0" x 12' 0") plus projecting squared uPVC double glazed bay window, single panelled radiator, wall to ceiling coving, two single wall light points, wall mounted Honeywell thermostatic control for the central heating.



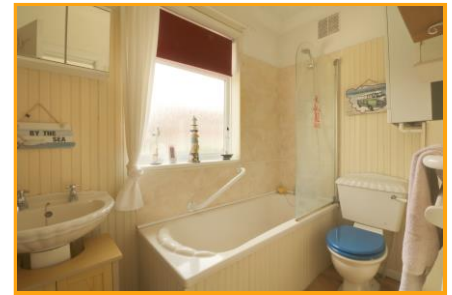
REAR DOUBLE BEDROOM 2

Measures approx. 3.34m x 3.35m (10' 11" x 11' 0") with a rear uPVC double glazed window, single panelled radiator, dado railing, wall to ceiling coving and single wall light point.



BATHROOM

Measures approx. 1.48m x 2.54m (4' 10" x 8' 4") with a front uPVC double glazed window with inset patterned glazing, enjoying a three piece shell style suite in white comprising low flush WC, pedestal wash hand basin, panelled bath with shower attachments and surrounding tiled walls with glass shower screen, three quarter clad to walls, wooden effect cushioned flooring, single panelled radiator, wall mounted gas fired condensing central heating boiler, wall to ceiling coving and loft access.



GROUNDS

To the front the property has a low maintenance concrete laid driveway with access via double opening wrought iron gates providing good levels of parking for a number of vehicles and has a matching side pathway leading to the side entrance door and gates access leading to a rear garden. The rear garden is of a generous size enjoying an excellent degree of privacy and has a flagged patio area with corrugated plastic lean to roof. The second seating area is decked adjoining the conservatory, deep pea pebbled border leading onto a lawned garden with block edging enjoying planted borders.

OUTBUILDINGS

Within the rear garden there are two timber **STORE SHEDS**.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

There is a modern gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

VACANT POSSESSION

At a date to be arranged.

****IMPORTANT****

PURCHASE PROCEDURE

Once you are interested in purchasing this property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



Total area: approx. 57.6 sq. metres (619.7 sq. feet)

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