



Airedale Close,
Broughton, Lincolnshire, DN20 0EP

NEWTONFALLOWELL 

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£147,500

This well presented and extended 3 bedroom semi detached house is ideally suited to modern family life with its 16' double glazed GARDEN ROOM and separate STUDY. Situated in an established residential cul de sac the property also includes a forward facing Lounge, Kitchen with a range of fitted appliances, family Bathroom and a garage converted into a utility room and separate Store. An excellent semi detached family home. VIEWING HIGHLY RECOMMENDED.

ENTRANCE HALL

A canopied and lit entrance with pvcu double glazed door opens to the Hall with laminated flooring, coving, radiator and open stair to the first floor.

CLOAKROOM

Appointed with a suite in white to include wall mounted corner wash hand basin, close coupled wc, tiled to half height, laminated flooring and pvcu double glazed window.



LOUNGE

15'1" x 11'0" (4.61m x 3.36m)

A beautifully lit forward facing room with full depth Pvcu double glazed and leaded window overlooking the garden, coving, laminated flooring, radiator, tv aerial point, telephone point and painted fire surround with inset electric fire.

STUDY

8'11" x 8'5" (2.74m x 2.57m)

A practical multi use room with radiator, coving, laminated flooring and 2 high level Pvcu stained glass windows over looking the Garden room.

KITCHEN

9'10" x 8'8" (3.00m x 2.66m)

Stylishly appointed with a range of sage and cream fronted units with granite style tops to include inset single stainless steel sink unit with mixer tap and cupboards under, built in fridge/freezer, a further 5 base units, inset stainless steel 4 burner gas hob with chimney extractor over and oven under, stone effect tiled splashbacks, spot lighting, an additional 6 underlit units at eye level, radiator, slate effect tiled floor and opening to

GARDEN ROOM

16'1" x 11'11" (4.91m x 3.64m)

Comprising of Pvcu double glazed panels over brick plinths to 2 sides with hip and pitched translucent roofs to form an outstanding informal social space linking the home to the enclosed rear garden via matching French doors to the side and including radiator, laminated flooring and tv aerial point.

LANDING

With ranch style balustrade rail, leaded pvcu double glazed window, wall mounted gas fired central heating boiler, laminated floor and access to the roof space.

BEDROOM 1

11'9" max into door x 13'10" (3.59m max into door x 4.23m)

A generous forward facing double room with leaded Pvcu double glazed window, radiator, coving and fitted triple wardrobe.

BEDROOM 2

11'2" x 8'7" max (3.42m x 2.64m max)

(Currently used as a dressing room.) A forward facing room with Pvcu double glazed and leaded window, radiator, coving and laminated flooring.

BEDROOM 3

10'4" x 10'5" (3.16m x 3.18m)

with Pvcu double glazed and leaded window with radiator, tv aerial point and laminated floor.

BATHROOM

6'11" x 7'4" (2.11m x 2.25m)

Appointed with a modern suite in white to include close coupled wc, pedestal wash hand basin, panelled bath, contrasting grey laminated flooring, towel radiator, coving, Pvcu double glazed and leaded window, part tiled walls and airing cupboard with insulated cylinder.

OUTSIDE

The property is fronted by a neat clipped hedge beyond which there is a lawn with raised timber side planters and reception parking for 2 cars. The attached Garage has been converted to form a useful Store to the front with up and over door, electric light and power and a UTILITY to the rear with light and power, plumbing for a washing machine and door to the rear. The rear garden includes a flagged walk leading from the Garden room to the utility and a picket fence with gate allows access to the primarily lawned garden with raised borders and timber decked seating area.



TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

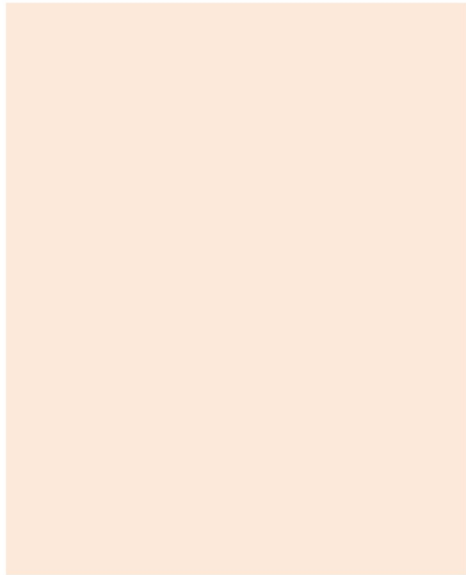
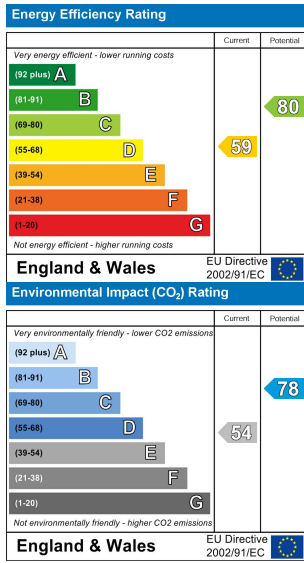
MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.





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