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the family estate agents

Price Guide

**£285,000**

EPC Rating: C

## 41 Windsor Way

Broughton, Brigg, North Lincolnshire, DN20 0EW  
Bedroom Detached House



- ✓ A STUNNING MODERN DETACHED HOUSE
- ✓ LARGELY EXTENDED TO THE SIDE
- ✓ SPACIOUS MAIN LOUNGE WITH ACCESS TO THE GARDEN
- ✓ FEATURE OPEN PLAN LIVING/DINING KITCHEN
- ✓ 3 BEDROOMS WITH MASTER EN-SUITE
- ✓ PRIVATE LANDSCAPED REAR GARDEN

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A superbly presented, updated and extended modern detached house located within a well regarded area benefitting from no onward chain. The individually designed accommodation comprises

## ENTRANCE HALLWAY

Measures approx. 1.94m x 2.14m (6' 4" x 7' 0"). With a front composite and leaded entrance door, staircase allowing access to the first floor accommodation with open spell oak balustrading and matching newel post, attractive oak flooring and doors off to;

## CLOAKROOM

Measures approx. 0.92m x 2.14m (3' 0" x 7' 0"). Enjoys a side uPVC double glazed window with pattern glazing and a stylish suite in white comprising of a close coupled low flush WC, vanity wash hand basin with mirror backing, cushioned flooring and chrome towel rail.

## SPACIOUS REAR LIVING ROOM

Measures approx. 4.3m x 4.75m (14' 1" x 15' 7"). Having rear uPVC double glazed French doors allowing access to the garden with matching rear window, continuation of oak flooring from the entrance hallway, wall mounted TV point and door leading through to;

## FEATURE OPEN PLAN LIVING/DINING KITCHEN

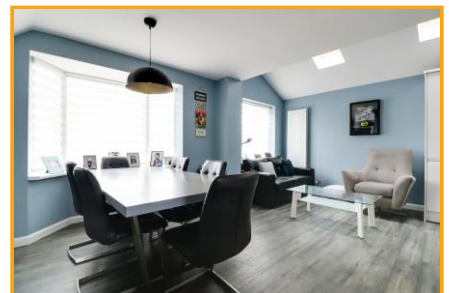
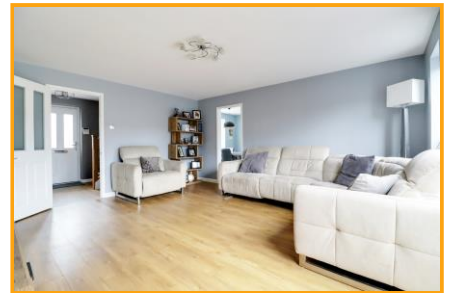
Measures approx. 5.24m x 5.7m (17' 2" x 18' 8"). Enjoying a multi aspect with front and rear uPVC double glazed windows, side triple double glazed roof lights. The kitchen enjoys an extensive range of contemporary handleless gloss white finished furniture with a feature contrasting granite top with matching uprising that incorporates an inset one and a half bowl stainless steel sink unit with etched drainer to the side and chrome block mixer tap, central breakfasting island with fitted 5-ring stainless steel gas hob with double oven beneath and a ceiling suspended extractor, space for an American style fridge freezer, under stairs storage, inset ceiling spotlights and glazed door through to;

## UTILITY

Measures approx. 3.27m x 1.92m (10' 9" x 6' 4"). With a side uPVC double glazed entrance door with matching rear window and enjoying a range of oak effect furniture of a shaker style with brushed aluminum style pull handle with a complementary patterned worktop incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, flooring, loft access, inset ceiling spotlights and concealed gas fired central heating boiler.

## FIRST FLOOR LANDING

Measures approx. 3m x 1.85m (9' 10" x 6' 1"). With a front uPVC double glazed window, continuation of oak balustrading, wall to ceiling coving, loft access with drop down ladder and doors off to;



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## MASTER BEDROOM 1

Measures approx. 3.65m x 3.55m (12' 0" x 11' 8"). With a rear uPVC double glazed window, quality fitted wardrobes with sliding doors, TV point, wall to ceiling coving and door through to;

## EN-SUITE

Measures approx. 0.8m x 2.43m (2' 7" x 8' 0"). Having rear uPVC double glazed window with patterned glazing and a modern suite in white comprising of a low flush WC, vanity wash hand basin with mirrored backing and storage unit beneath, walk-in shower cubicle with electric shower, mermaid boarding to walls and glazed screen, cushioned flooring, mermaid boarding to walls with chrome towel rail and PVC clad to ceiling with inset ceiling spotlights.

## DOUBLE BEDROOM 2

Measures approx. 2.87m x 3.41m (9' 5" x 11' 2"). With a rear uPVC double glazed window, wall to ceiling coving, TV point and built-in wardrobe with hanging rail.

## BEDROOM 3

Measures approx. 2.7m x 3.4m (8' 10" x 11' 2"). Having a front uPVC double glazed window, built-in wardrobe with hanging rail and built-in storage cupboard with shelving.

## FAMILY BATHROOM

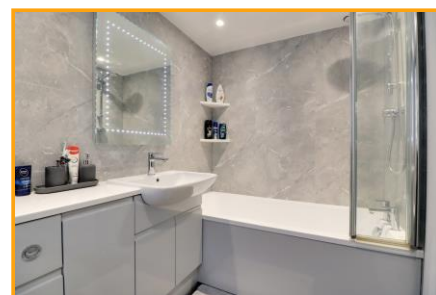
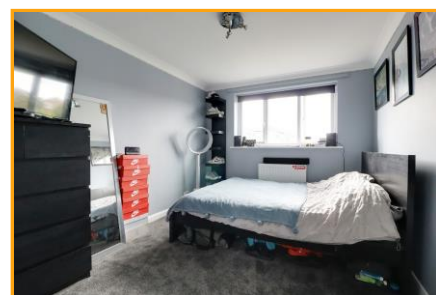
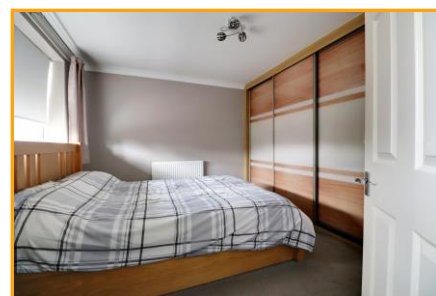
Measures approx. 1.65m x 2.24m (5' 5" x 7' 4"). With front uPVC double glazed window with obscured glazing and a modern suite in white comprising of a close coupled low flush WC with adjoining handleless furniture with a marble top incorporating a wash hand basin with LED mirrored backing, panelled bath with overhead glazed screen, cushioned flooring, fully tiled walls with large towel rail and PVC clad to ceiling.

## OUTBUILDINGS

The property benefits from a luxury timber built summerhouse and games room measuring approx. 4.78m x 3.31m (15' 8" x 10' 10") with front French doors, triple windows, internal power and lighting. There is a detached brick built tandem length garage with roller front door measuring 2.85m x 8.75m (9' 4" x 28' 8") with internal power and lighting and a pitched roof providing storage.

## GROUND

To the front the property enjoys a low maintenance block paved driveway providing sufficient parking for an excellent number of vehicles with slate borders and sheltered front entrance porch. There is gated access to the side that leads to the rear. The rear garden has been landscaped for ease of maintenance enjoying a slate laid flagged patio with ramped access to the garage and steps up to an astro turf garden with further decked seating area. The rear garden houses a summerhouse.



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## SERVICES

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

## CENTRAL HEATING

The property has a gas fired central heating system to radiators.

## DOUBLE GLAZING

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

## \*\* IMPORTANT \*\*

## PURCHASE PROCEDURE

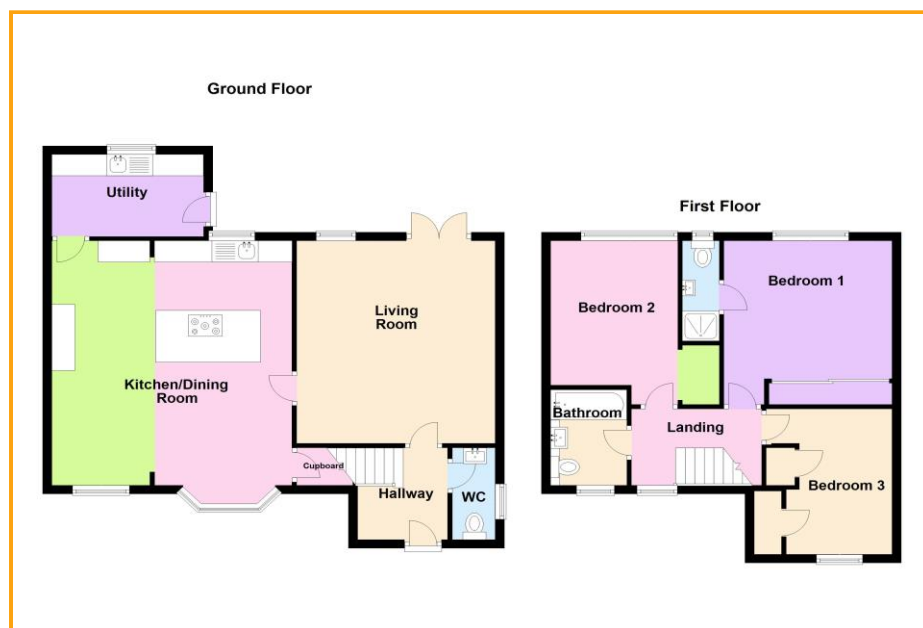
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Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

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