



paul fox
the family estate agents



**1a, Craig Close,
Broughton,
Lincolnshire, DN20 0SE**

Asking Price: £285,000

To be advised

**** NO UPWARD CHAIN **** A superb modern detached bungalow within a most desirable residential area occupying an elevated position with views of the Church. Offering superbly presented, well proportioned and versatile accommodation comprising;

Entrance Hall 3'11" x 3'4" (1.2m x 1.02m). With uPVC double glazed entrance door with pattern glazing and adjoining side light, wall to ceiling coving and door through to;

Living Room 12'5" x 17'11" (3.78m x 5.46m). With a broad front uPVC double glazed window, feature electric fire with marble backing, hearth and mahogany surround and projecting mantle, wall to ceiling coving and door through to;



Inner Hallway 5'10" x 8'1" (1.78m x 2.46m). With built in airing cupboard with radiator and shelving, wall to ceiling coving and loft access.

Kitchen 9'10" x 14'2" (3m x 4.32m). Benefitting from a dual aspect with front and side uPVC double glazed window and matching entrance door with pattern glazing leads to the driveway. The kitchen enjoys an extensive range of oak fitted furniture with eye level glazed display units providing a patterned complementary worktop with tiled splash backs incorporating a stainless steel sink unit, 4-ring electric hob with oven beneath and overhead canopied extractor, plumbing and space for an automatic washing machine, integral low level fridge and freezer, tiled effect flooring, wall to ceiling coving and fluorescent ceiling strip light.



Attractive Re-Fitted Bathroom 7'9" x 6'9" (2.36m x 2.06m). With a side uPVC double glazed window with pattern glazing, quality suite in white comprising a low flush WC, vanity wash hand basin set within a walnut style unit with mirrored backing, p-shaped panelled bath with overhead shower attachments, curved glazed shower screen, tiled flooring with high level mosaic border, fitted chrome towel rail and wall to ceiling coving.



Bedroom 1 11'1" x 11'6" (3.38m x 3.5m). With a rear uPVC double glazed window, extensive range of fitted bedroom furniture and door through to;

En-Suite 7'10" x 3'2" (2.4m x 0.97m). With a side uPVC double glazed window with pattern glazing, three piece modern suite in white comprising a low flush WC, vanity wash hand basin with storage cabinet beneath, shower cubicle with mains shower and glazed screen, cushioned flooring, tiling to walls with high level mosaic border, fitted chrome towel rail and wall to ceiling coving.

Bedroom 3 7'11" x 8'1" (2.41m x 2.46m). 2.47m x 2.43m (). With a side uPVC double glazed window, fitted bedroom furniture and wall to ceiling coving.

Bedroom 2/Dining Room 11'2" x 13'9" (3.4m x 4.2m). With internal uPVC double glazed French doors leading to the conservatory, dado railing and wall to ceiling coving.

Conservatory 9'8" x 10'9" (2.95m x 3.28m). With dwarf walling with above uPVC double glazed and leaded windows, side entrance door, polycarbonate hipped and pitched roof with light and fan.

Garage 8'6" x 16'1" (2.6m x 4.9m). The property benefits from an attached brick and block built single garage having an up and over front door, internal power and lighting and houses the gas central heating boiler.

Grounds – The property occupies a corner plot of Burnside and Craig Close sat elevated with pebbled raised and shrub planted front gardens, a flagged ramped pathway leads to the sheltered front entrance door and an adjoining tarmac driveway provides good levels of parking for a number of vehicles. Side gated access leads to a fully enclosed rear garden with fenced boundaries having a shaped lawn, shrub planted borders and a number of flagged seating areas.



Ground Floor

Approx. 102.3 sq. metres (1100.8 sq. feet)



Total area: approx. 102.3 sq. metres (1100.8 sq. feet)

Paul Fox Estate Agents - Paul Fox - Brigg

10 Market Place, Brigg
North Lincolnshire, DN20 8ES

T: 01652 651777

E: brigg@paul-fox.com

www.paul-fox.com

Paul Fox Estate Agents

Registered office address: 29-31 Oswald Road, Scunthorpe, DN15 7PN.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.