







High Street, Broughton, Brigg, DN20 0HZ

£125,000

- NO UPWARD CHAIN
- MID TERRACE COTTAGE
- TWO GENEROUS BEDROOMS
- FITTED KITCHEN AND MODERN BATHROOM
- SPACIOUS LOUNGE
- OFF-ROAD PARKING AND GARAGE
- REAR GARDEN
- POPULAR VILLAGE LOCATION
- IDEAL FOR A FIRST-TIME BUYER/INVESTMENT
- COUNCIL TAX BAND: A EPC:D TENURE:FREEHOLD

Bell Watson are pleased to present this two-bedroom cottage, occupying a deceptively generous plot within the popular village of Broughton. Internally, the accommodation briefly comprises a welcoming entrance hallway, front-facing lounge, fitted kitchen and ground-floor family bathroom, together with two well-proportioned bedrooms. Externally, the property benefits from a driveway providing ample off-road parking, a single garage and a rear garden.

Conveniently situated within this popular village, the property is ideally placed for a range of local amenities, well-regarded schools and excellent access to the nearby motorway network, making it an appealing choice for a variety of purchasers.

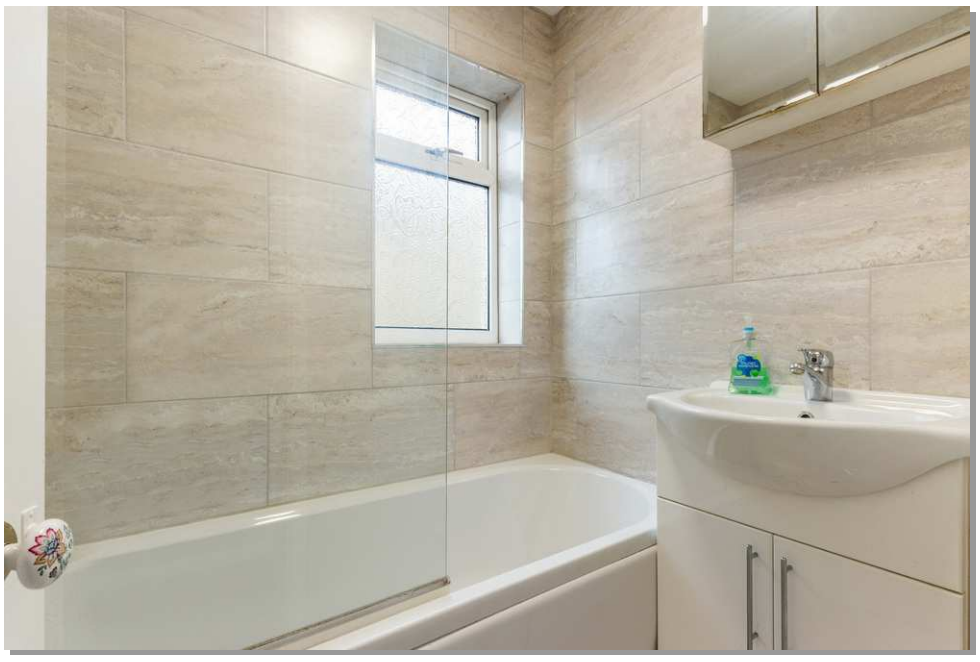
Early viewing is highly recommended to fully appreciate the accommodation and plot on offer. Viewings are available immediately.













Nestled within the well-regarded village of Broughton, this property is ideally positioned to enjoy the benefits of a thriving rural community while remaining within easy reach of neighbouring market towns and key transport connections. The village provides a range of everyday conveniences, including local shopping facilities, schools and community amenities, creating an attractive setting for families, professionals and retirees alike.

Surrounded by attractive Lincolnshire countryside, Broughton combines a relaxed village lifestyle with excellent accessibility, offering straightforward links to Brigg, Scunthorpe and the wider motorway network for those commuting further afield.

ACCOMMODATION

The spacious accommodation is arranged over two floors and has recently benefited from redecoration throughout, together with the installation of newly fitted carpets, creating a fresh and welcoming feel.

HALLWAY

The entrance hallway is situated to the rear of the property and is accessed via a uPVC entrance door with a glazed side panel, allowing for plenty of natural light. The hallway further benefits from coving, a radiator, ceiling light and newly fitted carpet.

KITCHEN 2.31 M X 2.13 M

The rear-facing kitchen is partially tiled and fitted with a range of wooden wall and base units, complemented by matching work surfaces. A uPVC window overlooks the rear garden, whilst the kitchen further benefits from a built-in electric oven and hob with extractor hood above, a one-and-a-half bowl circular sink with drainer and stainless steel mixer tap, and plumbing for a washing machine. Additional features include attractive exposed wooden ceiling beams, ceiling spotlights, vinyl flooring and a wall-mounted boiler.

LOUNGE 3.94 M X 3.68 M

The front-facing lounge is a charming and characterful reception room, featuring an attractive brick-built fireplace with an electric stove, complemented by a wooden mantel and shelving. The room further benefits from exposed wooden ceiling beams, wall light fittings, a uPVC window to the front elevation, radiator and newly fitted carpet. A glazed Georgian-style door provides access through to the dining room.

DINING ROOM 3.05 M X 2.49 M

The dining room benefits from a large rear-facing window allowing for plenty of natural light, together with newly fitted carpet, radiator and wooden windowsill. Character features include exposed wooden ceiling beams and two wall light fittings. The room also provides access to the staircase leading to the first floor, with a useful understairs storage cupboard.

BATHROOM

The modern bathroom is fully tiled and fitted with a panelled bath with shower over and glazed shower screen, together with a vanity wash hand basin incorporating useful built-in storage. A side-facing uPVC window with obscure glazing provides natural light whilst maintaining privacy. Further features include tiled flooring, a ceiling light fitting and radiator.

W.C.

A separate cloakroom is fitted with a low-level toilet and benefits from a window providing natural light, vinyl flooring, dado rail, ceiling light fitting and coving.

BEDROOM ONE 3.94 M X 3.68 M

Bedroom one is a spacious double bedroom situated to the front of the property, featuring built-in wardrobes with useful shelving, a radiator, ceiling spotlights and two additional wall-mounted spotlights.

BEDROOM TWO 3.05 M X 2.49 M

Bedroom two is a rear-facing bedroom, benefiting from a uPVC window, radiator, newly fitted carpet and ceiling spotlight fitting.

STEP OUTSIDE

The property is approached from the rear, where a driveway provides off-road parking and leads to a raised, pebble-dashed single garage, complete with a pedestrian access door, window and up-and-over garage door. The rear garden is predominantly paved, providing a low-maintenance outdoor space, with a small area of lawn, mature planted borders and established trees. There is also a designated area for bin storage, whilst a paved pathway leads to the rear entrance door.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

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

COUNCIL TAX BAND

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.





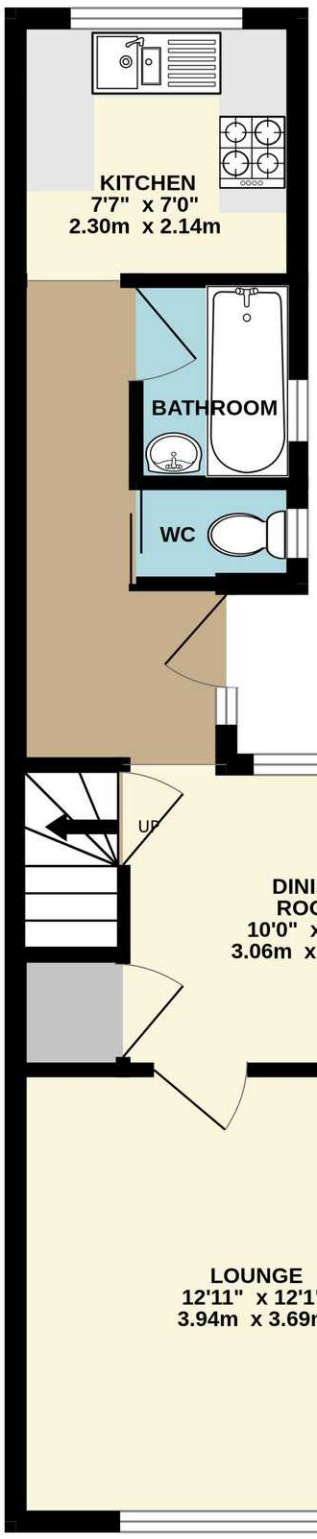




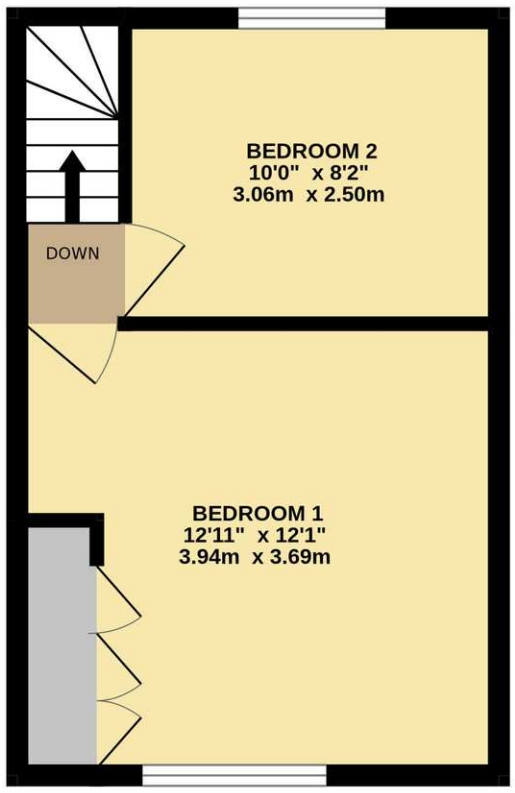




GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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