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the family estate agents

Price Guide  
**£325,000**

EPC Rating: TBC

## 4 Craig Close

Broughton, Brigg, North Lincolnshire, DN20 0SE  
4 bedroom Detached Bungalow



- ✓ A FANTASTIC DETACHED BUNGALOW
- ✓ 2 RECEPTION ROOMS
- ✓ MODERN FITTED BREAKFASTING KITCHEN
- ✓ 4 BEDROOMS WITH A MASTER EN-SUITE
- ✓ ATTRACTIVE FAMILY BATHROOM
- ✓ PRIVATE SOUTH FACING REAR GARDEN



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A fantastic traditional detached bungalow, quietly positioned within a well regarded area of the town offering extended accommodation that allows excellent versatility. The superbly presented accommodation comprises, front entrance porch, inner hallway, fine front living room, formal dining room, modern fitted breakfasting kitchen with a utility room/study, 4 bedrooms, family bathroom and an en-suite shower room to the master bedroom.

## FRONT ENTRANCE PORCH

Measures approx. 2.15m x 1.56m (7' 1" x 5' 1"). With dwarf walling and above uPVC double glazed windows and side entrance door, vaulted ceiling, tiled flooring and internal uPVC double glazed entrance door with patterned glazing and adjoining side light leads through to;

## CENTRAL HALLWAY

Measures approx. 1.22m x 3.8m (4' 0" x 12' 6"). Has attractive luxury vinyl flooring, airing cupboard with cylinder tank, wall to ceiling coving, two loft hatches both with drop down ladders and boarding to the gables.



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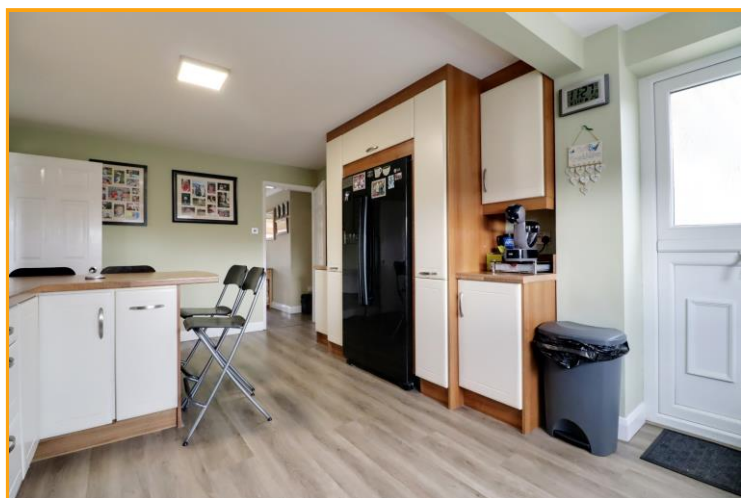
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## FINE FRONT LIVING ROOM

Measures approx. 4.81m x 3.8m (15' 9" x 12' 6"). Benefitting from a large front uPVC picture bow window, attractive oak style laminate flooring, internal French glazed doors leads through to the dining room, modern live flame gas fire with granite backing and hearth and an oak surrounding projecting mantel with TV connections above and wall to ceiling coving.

## SPACIOUS FITTED BREAKFASTING KITCHEN

Measures approx. 3.33m x 5.71m (10' 11" x 18' 9"). With a rear uPVC double glazed window, matching side stable style entrance door allowing access to the garden. The kitchen enjoys an extensive range of matching fitted low level units, drawer units and wall units finished in an Old English White with curved aluminum style pull handles with a complementary butcher block effect rolled edge working top surface with a matching uprising which continues to create a breakfast bar and incorporates a one and half bowl sink unit with drainer to the side and block water softener and filter tap, space for a range cooker with overhead canopied extractor, further space for an automatic washing machine and an American style fridge freezer, concealed wall mounted gas central heating boiler, continuation of luxury vinyl flooring from the entrance hallway and door leads to;



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## FORMAL DINING ROOM

Measures approx. 5.73m x 2.73m (18' 10" x 9' 0"). With rear uPVC double glazed French doors allowing access into the garden, attractive oak laminate flooring and doors through to bedroom 4 and utility/study.

## UTILITY / STUDY

Measures approx. 1.92m x 2.72m (6' 4" x 8' 11"). Enjoying plumbing for an automatic washing machine, lino finish to the flooring, fluorescent ceiling strip lights and doors to the integral garage.

## MASTER BEDROOM 1

Measures approx. 3.65m x 3.57m (12' 0" x 11' 9"). With rear uPVC double glazed window and enjoying an extensive range of oak effect fitted bedroom furniture, TV point, wall to ceiling coving and doors through to;

## EN-SUITE SHOWER ROOM

Measures approx. 1.44m x 2.16m (4' 9" x 7' 1"). With a rear uPVC double glazed window with inset patterned glazing, a three piece modern suite in white comprises a close couple low flush WC with a vanity wash hand basin with storage cabinet beneath and an eye level matching unit, walk-in shower cubicle with a multi jet main shower, mermaid boarding to walls, attractive wooden style flooring, fitted chrome towel rail and inset ceiling spotlights.



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## FRONT DOUBLE BEDROOM 2

Measures approx. 3.03m x 3.76m (9' 11" x 12' 4").  
With a front uPVC double glazed window and wall to ceiling coving.

## FRONT BEDROOM 3

Measures approx. 2.73m x 2.76m (8' 11" x 9' 1").  
With front uPVC double glazed window, attractive laminate flooring and wall to ceiling coving.

## REAR BEDROOM 4

Measures approx. 2.65m x 2.25m (8' 8" x 7' 5").  
With a rear uPVC double glazed window, continuation of oak effect laminate flooring and wall to ceiling coving.

## STYLISH FAMILY BATHROOM

Measures approx. 2.17m x 2.08m (7' 1" x 6' 10").  
Benefitting from an attractive suite in white comprising close couple low flush WC with an above polished top and inset sink unit with a surrounding gloss white finish storage unit with downlighting, panelled bath with shower over and surrounding mermaid boarding to walls and glazed screen, attractive laminate flooring, fitted chrome towel rail, inset ceiling spotlights and extractor fan.



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## GROUNDS

The property enjoys excellent gardens with the front being behind a dwarf retaining wall with the gardens being principally lawned having well stocked shrub planted borders. The front provides extensive parking for a number of vehicles via a large block paved driveway which leads to the garage and also to the front entrance door. Gated access and paths to the side goes beyond an electric charging point and leads to a private south facing rear garden having multi tiered flagged seating areas with a further lawned garden with surrounding borders.

## OUTBUILDINGS

Within the rear garden, there is a substantial timber cabin measuring 3.05m x 3.02m (10' 0" x 9' 11") with front French doors and surrounding windows and benefits internally from power and lighting which would make a fantastic home office. Within the front of the property, there is the remainder of the garage that measures 2.8m x 3.65m (9' 2" x 12' 0") with up and over electric door, internal power and lighting and storage within the roof space.



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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 along with uPVC fascias soffits and guttering

**\*\*IMPORTANT\*\***

## PURCHASE PROCEDURE

Once you are interested in purchasing a 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.



photo



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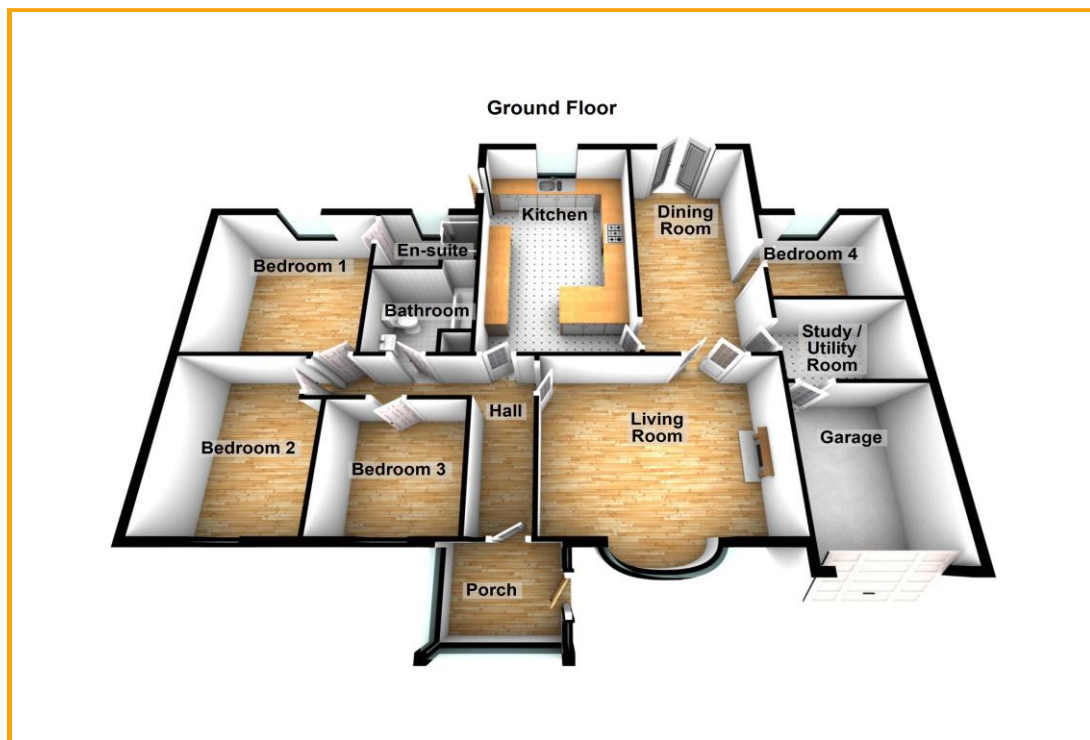
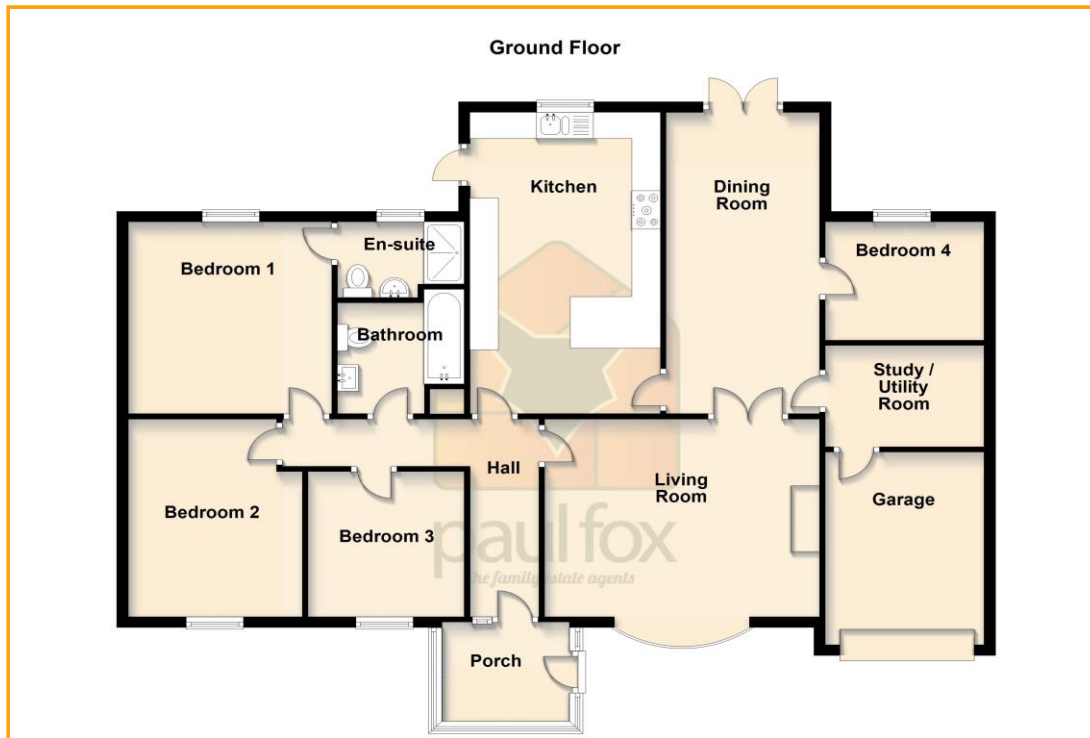


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