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the family estate agents

Price Guide
£220,000

EPC Rating: D

5 Hunts Close

Broughton, Brigg, North Lincolnshire, DN20 0SF
2 Bedroom Detached Bungalow



- ✓ A HIGHLY DESIRABLE DETACHED BUNGALOW
- ✓ FRONT LIVING ROOM
- ✓ ATTRACTIVE FITTED KITCHEN DINER
- ✓ 2 BEDROOMS
- ✓ MAIN BATHROOM
- ✓ LOW MAINTENANCE REAR GARDEN

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A highly desirable traditional detached bungalow, positioned in a quiet and sought after residential area. The immaculately maintained and well-proportioned accommodation briefly comprises, central entrance hall, fine main living room, attractive fitted kitchen diner, two generous bedrooms and a fitted bathroom. Occupying well kept low maintenance gardens with ample parking to the front and side leading to a detached single garage.



CENTRAL ENTRANCE HALLWAY

Enjoys a front uPVC double glazed entrance door in mahogany with inset patterned glazing, dado railing, wall to ceiling coving, built-in airing cupboard which houses a Viessmann modern gas boiler, loft access, a further storage cupboard and internal doors allowing access through to;



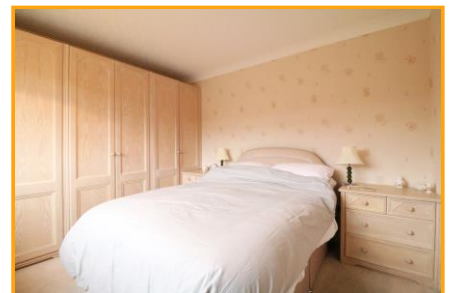
FINE MAIN LIVING ROOM

Measures approx. 3.6m x 4.44m (11' 10" x 14' 7"). With a front bow uPVC double glazed window, dado railing, wall to ceiling coving and a feature gas coal effect fire projecting marbled hearth with matching backing.



ATTRACTIVE FITTED KITCHEN DINER

Measures approx. 3.6m x 3.36m (11' 10" x 11' 0"). Benefitting from dual aspect with side and rear uPVC double glazed windows and a further side uPVC double glazed entrance door allowing access to the side driveway. The kitchen enjoys a range of oak finished low level units, drawer units and wall units with patterned working top surface incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side, built-electric Siemens hob with matching double oven, plumbing for an automatic washing machine, integrated fridge freezer, dado railing and wall to ceiling coving.



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MASTER BEDROOM 1

Measures approx. 3.6m x 2.97m (11' 10" x 9' 9"). With a front uPVC double glazed window, TV input and a bank of attractive fitted wardrobes with matching drawers.



REAR DOUBLE BEDROOM 2

Measures approx. 2.7m x 3.94m (8' 10" x 12' 11"). With a rear uPVC double glazed window and wall to ceiling coving.



MAIN FAMILY BATHROOM

Measures approx. 2m x 2.36m (6' 7" x 7' 9"). With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising a panelled bath, low flush WC and pedestal wash hand basin, partly tiled walls and wall to ceiling coving.



OUTBUILDINGS

The property enjoys the benefit of a detached brick built garage measuring 5.12m x 2.7m (16' 10" x 8' 10") with an automatic front roller door and with full power and lighting.

GROUNDS

The property occupies a low maintenance private enclosed rear garden with flagged patio seating area, a hard standing pathway allows access to the side driveway leading down the side of property providing ample off street parking, further to the front of the property enjoys a low maintenance gravelled garden with a pathway leading to the front entrance.



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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

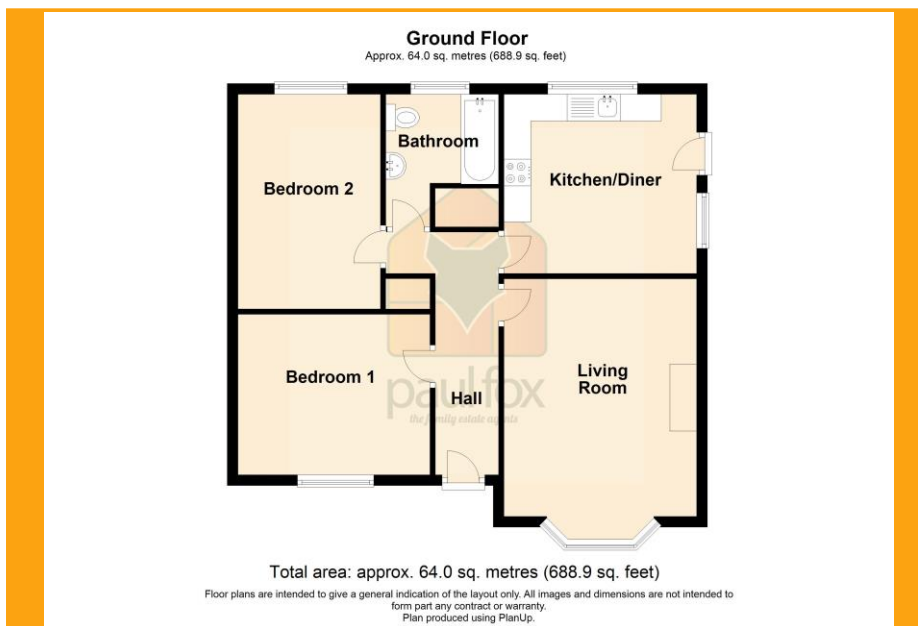
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