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the family estate agents

Price Guide
£169,950

EPC Rating: D

5 Beagle Close

Broughton, Brigg, North Lincolnshire, DN20 0SD
3 Bedroom Semi-Detached House



- ✓ A WELL PRESENTED SEMI-DETACHED HOUSE
- ✓ QUIET CUL-DE-SAC LOCATION
- ✓ STYLISH FITTED KITCHEN DINER
- ✓ 3 BEDROOMS
- ✓ MODERN BATHROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

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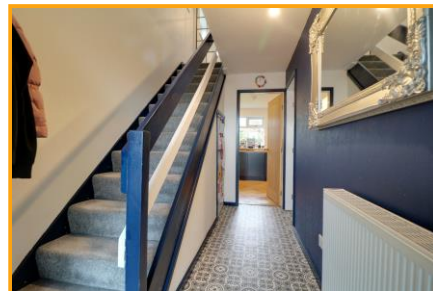


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A well presented traditional semi detached home situated within a quiet cul-de-sac location in the highly desirable township of Broughton. The property has been internally improved throughout by the current owners and is thought ideal for a first time buyer or family briefly comprising;

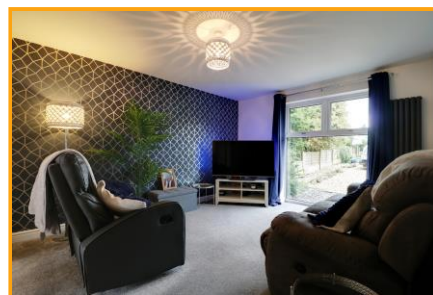
FRONT ENTRANCE HALLWAY

Includes a front uPVC double glazed entrance door with inset pattern glazing with adjoining side light, single flight staircase leads to the first floor accommodation, attractive vinyl flooring, under stairs storage cupboard and oak internal doors allowing access through to;



FRONT LOUNGE

Measures approx. 3.41m x 4.32m (11' 2" x 14' 2"). With a front uPVC double glazed window, TV input and attractive folding twin glazed doors allowing access through to;



STYLISH FITTED KITCHEN DINER

Measures approx. 3.04m x 5.4m (10' 0" x 17' 9"). With rear French doors allowing access to the rear garden with adjoining uPVC double glazed window. The kitchen enjoys an extensive range of matt fronted low level units, drawer units and wall units with handleless pull handles and solid wood working top surfaces with matching uprising, incorporating a one and a half bowl ceramic sink unit with block mixer tap and drainer to the side with attractive tiled splash backs, built in Bosch electric oven with matching 4-ring gas hob with overhead chrome canopied extractor fan with downlighting and further splash back, integrated fridge freezer, plumbing for a dishwasher and further plumbing for a washing machine, separate breakfast bar island with matching drawer units beneath and solid wood working top surfaces, attractive herringbone flooring, TV point and modern inset ceiling spotlights.



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FIRST FLOOR LANDING

Includes a side uPVC double glazed window, loft access, built in storage cupboard and internal doors off to;

DOUBLE BEDROOM 1

Measures approx. 3.22m x 3.6m (10' 7" x 11' 10"). With a rear uPVC double glazed window.



DOUBLE BEDROOM 2

Measures approx. 2.65m x 4.2m (8' 8" x 13' 9"). With a front uPVC double glazed window and TV point.



BEDROOM 3

Measures approx. 2.66m x 3.49m (8' 9" x 11' 5"). With a front uPVC double glazed window and built-in over stairs storage cupboard housing an Ideal modern gas Combi boiler.



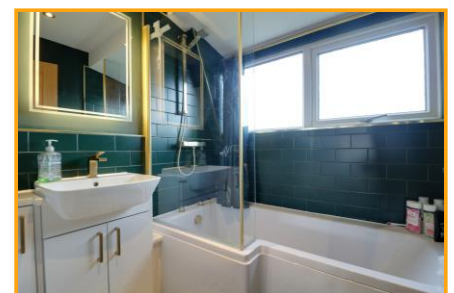
MODERN FITTED BATHROOM

Measures approx. 1.72m x 2.2m (5' 8" x 7' 3"). With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising of a p-shaped panelled bath with overhead gold mains shower with tiled splash backs and a folding glazed screen with a further vanity wash hand basin with gloss fronted storage units beneath with gold effect pull handles, low flush WC, vinyl flooring, partly tiled walls and a wall mounted gold towel heater.



GROUNDS

Externally the property benefits from a private enclosed rear garden and off street parking to the front for multiple vehicles and access to an attached single garage.



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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

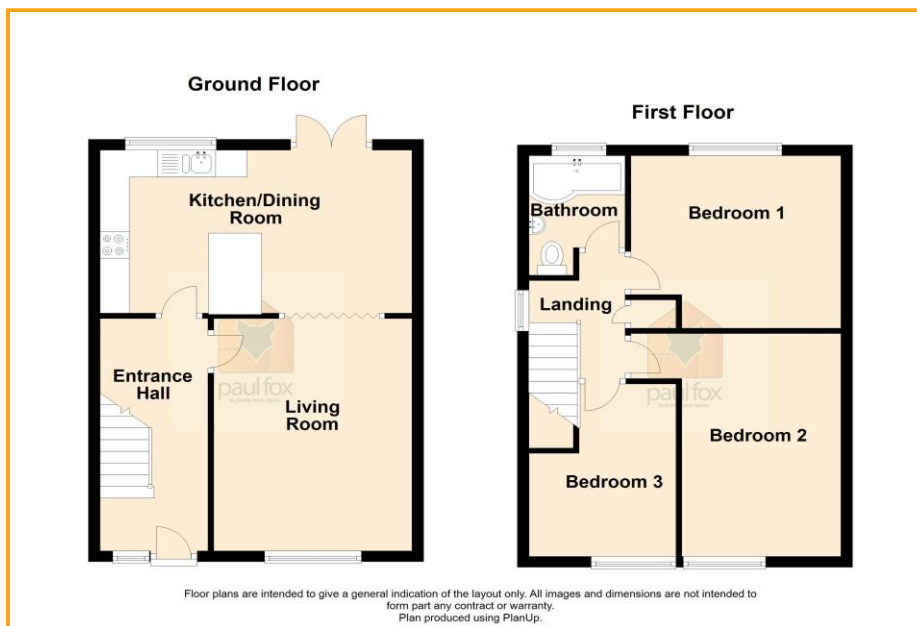
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