



**114 High Street,  
Broughton, Brigg,  
DN20 0JR**

Asking Price: £122,500

EPC: To be confirmed (0)

Council Tax - A

Freehold



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**



### Accommodation Summary:

- A TRADITIONAL SEMI DETACHED HOME
- 2 RECEPTION ROOMS
- FITTED KITCHEN DINER & SHOWER ROOM
- 2/3 BEDROOMS
- IN NEED OF A FULL RENOVATION
- NO UPWARD CHAIN
- OFF STREET PARKING & DETACHED GARAGE
- PRIVATE REAR GARDEN
- VIEW VIA OUR BRIGG OFFICE
- WALKING DISTANCE TO ALL LOCAL AMENITIES

### Description:

**\*\* NO UPWARD CHAIN \*\* EXTENDED TO THE REAR \*\* IDEAL INVESTOR BUY \*\*** A traditional semi-detached home, situated centrally within the highly sought after township of Broughton. The deceptively spacious accommodation which offers excellent scope for a scheme of modernisation briefly comprising, entrance porch, front living room, sitting room, central dining kitchen, office/ground floor bedroom, rear lobby and w.c. The first floor provides 2 bedrooms and a spacious shower room. The property occupies a generous mature private garden with the benefit of off street parking and a detached garage to the rear.

### Rooms:

**FRONT ENTRANCE PORCH** Has a front uPVC double glazed entrance door with inset patterned glazing, a side and rear uPVC double glazed window, tiled flooring and an internal uPVC double glazed door allows access through to;



**INNER HALLWAY** Has a traditional single flight staircase allowing access to the first floor accommodation with adjoining grabrail and an internal door which leads through to;

**SITTING ROOM** 8'6" x 11'8" (2.6m x 3.56m). With two twin side uPVC double glazed windows, a wall mounted gas fireplace, TV input, wall to ceiling coving, dado railing and an internal hardwood door allows access through to;

**CENTRAL KITCHEN DINER** 12'4" x 13'5" (3.76m x 4.1m). With two side uPVC double glazed windows, a range of wooden fronted low level units, drawer units and wall units with rounded pull handles and a patterned working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, space for a free standing cooker, plumbing for a washer, vinyl flooring, tiled splash back, wall to ceiling coving and a hardwood glazed door allows access through to;

**REAR OFFICE** 7'10" x 9'8" (2.4m x 2.95m). With a rear uPVC double glazed window and wall to ceiling coving.

**REAR LOBBY** Has a side uPVC double glazed entrance door with inset patterned glazing, dado railing and an opening which leads through to;

**CLOAKROOM** Has a two piece suite in white comprising a low flush WC, a wash hand basin and vinyl flooring.

**INNER HALLWAY** Includes dado railing, wall to ceiling coving and an opening which leads through to;





**FRONT LIVING ROOM** 11' x 12'4" (3.35m x 3.76m). With a box bay uPVC double glazed window with a further front uPVC double glazed window, a gas fire with a projecting tiled hearth with bricked backing and oak surround and mantel, TV input and wall to ceiling coving.

**FIRST FLOOR LANDING** Includes loft access, dado railing, two single wall lights and internal doors allowing access off to;

**FRONT DOUBLE BEDROOM 1** 11'1" x 12'5" (3.38m x 3.78m). With a front uPVC double glazed window and a bank of fitted wardrobes.

**REAR BEDROOM 2** 9'7" x 11'7" (2.92m x 3.53m). With a rear uPVC double glazed window and a built-in over the stairs storage cupboard which houses a modern Alpha gas combi boiler.

**SHOWER ROOM** 6'7" x 6'11" (2m x 2.1m). With a rear uPVC double glazed window with frosted glazing, tiled flooring, a three piece suite comprising of a walk-in shower cubicle with overhead electric shower with glazed door and tiled splash back, low flush WC and pedestal wash hand basin.

## GROUNDS

