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Price Guide  
**£275,000**

EPC Rating: TBC

## 11 Badger Way

Broughton, Brigg, North Lincolnshire, DN20 0TW  
3 Bedroom Detached House



- ✓ A SUPERB MODERN DETACHED FAMILY HOME
  - ✓ SPACIOUS LIVING ROOM
  - ✓ OAK FITTED DINING KITCHEN
  - ✓ 3 GENEROUS BEDROOMS
  - ✓ MODERN SHOWER ROOM
- ✓ OPEN COUNTRYSIDE VIEWS TO THE REAR

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

T: 01652 651777 E: brigg@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



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A superb modern detached house quietly located towards the fringe of the town within a well regarded cul-de-sac benefitting from an open rear aspect. The well presented and proportioned accommodation comprises, a central entrance hallway, a spacious living room with patio doors to the garden and an attractive oak fitted kitchen with a useful understairs utility cupboard. The first floor provides 3 generous bedrooms and a modern family shower room. Sat behind a mature lawned front garden with filled borders and a driveway that continues into the rear garden allowing extensive parking for multiple vehicles with direct access to a substantial detached brick built garage and 'Dutch' barn. The rear garden provides an ease of maintenance being hard standing.



## CENTRAL ENTRANCE HALLWAY

With a panelled and glazed entrance door, laminate flooring, staircase allowing access to the first floor accommodation, wall mounted Honeywell for the central heating and internal doors allowing access into the lounge and kitchen.



## SPACIOUS LIVING ROOM

Measures approx. 3.58m x 5.41m (11' 9" x 17' 9"). Enjoying a dual aspect with front hardwood double glazed and leaded projecting bow window, rear aluminum double glazed sliding patio doors allowing access to the garden, continuation of attractive laminate flooring, feature electric fireplace with polished marbled surround, TV point and wall to ceiling coving.



## ATTRACTIVE OAK FITTED KITCHEN

Measures approx. 3.35m x 5.4m (11' 0" x 17' 9"). Benefitting from a dual aspect with front hardwood double glazed and leaded window, rear matching paneled and glazed entrance door and rear woodgrain effect uPVC double glazed window, useful under the stairs storage cupboard with plumbing for an automatic washing machine and a wall mounted Ideal Classic gas fired central heating boiler with programmer. The kitchen enjoys an extensive range of oak panelled units with a number of wall units having glazed fronts with internal glass shelving and downlighting, a complementary high gloss worktop with matching uprising incorporates a single sink unit with drainer to the side and block mixer tap, space for a range cooker, continuation of matching top creates a central dining table, attractive wooden style cushioned flooring and beamed effect ceiling.



## FIRST FLOOR LANDING

Has a rear hardwood double glazed and leaded window enjoying open views, laminate flooring and doors off to;



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## MASTER BEDROOM 1

Measures approx. 3.36m x 3.61m (11' 0" x 11' 10"). With front hardwood double glazed and leaded window, wall to ceiling coving, TV point and a built-in over the stairs airing cupboard with cylinder tank.



## FRONT DOUBLE BEDROOM 2

Measures approx. 3.57m x 2.94m (11' 9" x 9' 8"). With front hardwood double glazed and leaded window, laminate flooring, ceiling spotlights and a built-in over the stairs wardrobe with hanging rail and shelving.



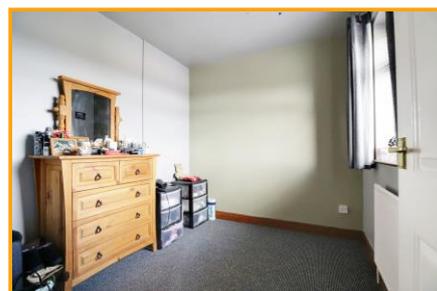
## REAR BEDROOM 3

Measures approx. 2.55m x 2.37m (8' 4" x 7' 9"). With a rear woodgrain effect double glazed window.



## FAMILY SHOWER ROOM

Measures approx. 2.33m x 1.72m (7' 8" x 5' 8"). With a rear hardwood double glazed and leaded window with patterned glazing and a three piece suite in white comprising a low flush WC, pedestal wash hand basin, walk-in shower cubicle with glazed screen with overhead electric shower with mermaid boarding to walls, wooden style cushioned flooring, fitted towel rail and PVC clad to ceiling.

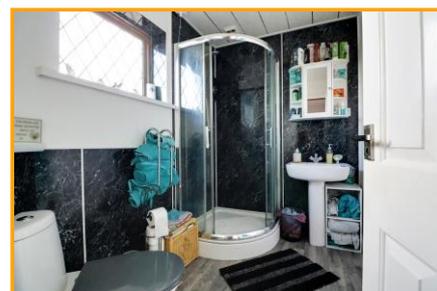


## OUTBUILDINGS

The property enjoys the benefit of a substantial detached brick double garage measuring 4.93m x 5.5m (16' 2" x 18' 1") with up and over front door, internal power and lighting, pitched roof providing storage and side personal door that leads to the adjoining open carport.

## GROUNDS

The front of the property has a pleasant lawned garden with mature planted shrub borders and with a pebbled and flagged pathway leading to a sheltered front entrance door. Adjoining is a large tarmac laid driveway that provides extensive parking for an excellent number of vehicles and continues into the rear. The rear garden enjoys an excellent degree of privacy provides ample parking for a caravan or motorhome is required, allowing access to the double garage and provides a decked seating area. Within the rear boundary fence leads into the fields.



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## SERVICES

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

## CENTRAL HEATING

There is a gas fired central heating system to radiators.

## DOUBLE GLAZING

The property has full double glazed windows with a majority being hardwood and a number being uPVC.

## \*\* 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.

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