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the family estate agents

Price Guide

£150,000

EPC Rating: TBC

6 Windsor Way

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



- ✓ A TRADITIONAL SEMI-DETACHED HOUSE
- ✓ MAIN LIVING ROOM
- ✓ FITTED DINING KITCHEN
- ✓ 3 BEDROOMS
- ✓ FAMILY BATHROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN

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A traditional semi-detached house positioned within the ever popular Township or Broughton. The accommodation briefly comprises, a side entrance hallway, an attractive fitted dining kitchen, a rear living room, 3 bedrooms and a main family bathroom. Occupying a private enclosed lawned rear garden with off street parking to the front leading to a detached single garage.

SIDE ENTRANCE HALLWAY

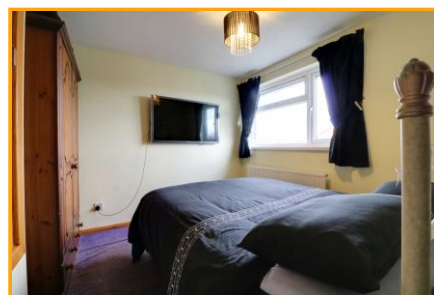
Includes a uPVC double glazed entrance door with inset patterned glazing and adjoining sidelight, a single flight staircase leads to the first floor accommodation with adjoining grabrail and internal glazed doors allowing access through to;

FINE MAIN LOUNGE

Measures approx. 3.3m x 5.1m (10' 10" x 16' 9"). With rear uPVC double glazed windows and an adjoining uPVC double glazed sliding door allowing access to the rear garden, TV input, a feature gas coal effect fire with projecting marbled hearth with matching backing and decorative oak surround and mantel and wall to ceiling coving.

FITTED KITCHEN DINER

Measures approx. 2.53m x 5.1m (10' 10" x 16' 9"). With two front uPVC double glazed windows. The kitchen includes a range of pine fronted low level units, drawer units and wall units with glazed fronts, downlighting and brushed aluminum style pull handles with patterned working top surfaces incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side with tiled splash backs, built-in electric oven with grill above and overhead four ring gas hob with an overhead chrome extractor fan with downlighting, a separate breakfasting bar area, tiled flooring, a spacious built-in storage cupboard which recesses under the staircase, space for a tall fridge freezer, ceiling spotlights, a wall mounted gas Worcester 24 CDi boiler and plumbing for an automatic washing machine.



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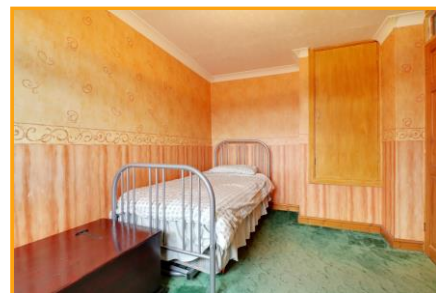
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FIRST FLOOR LANDING

Includes loft access and internal doors which allows access through to;

FRONT DOUBLE BEDROOM 1

Measures approx. 3.1m x 3.96m (10' 2" x 12' 4"). With a front uPVC double glazed window, TV input and a built-in over the stairs storage cupboard.



REAR DOUBLE BEDROOM 2

Measures approx. 2.7m x 3.38m (8' 10" x 12' 7"). With a rear uPVC double glazed window, wall to ceiling coving and a built-in over the stairs storage cupboard.

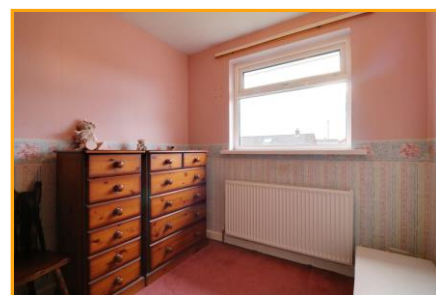


REAR BEDROOM 3

Measures approx. 2.33m x 2.42m (7' 8" x 7' 11"). With a rear uPVC double glazed window.

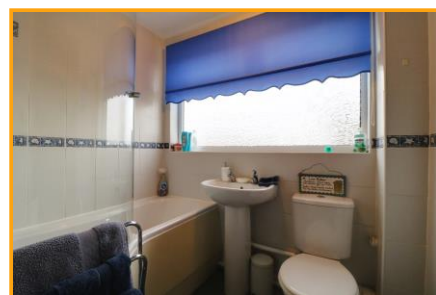
FAMILY BATHROOM

Measures approx. 1.7m x 2.1m (5' 7" x 6' 11"). With a front uPVC double glazed window with frosted glazing, a three piece suite comprising a p-shaped panelled bath with overhead chrome main shower with curtain and glazed screen, pedestal wash hand basin and a low flush W, fully tiled walls and cushioned flooring.



GROUND

To the rear of the property provides a fully enclosed lawned garden with block paved patio seating area and access leads to the side via a secure timber garden gate. The front consists of a principally lawned garden with an adjoining hard standing driveway which leads to the side of the property to a detached concrete sectional 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

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.

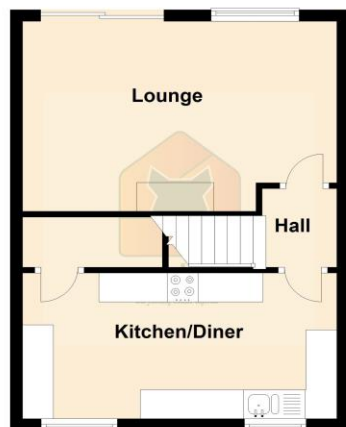
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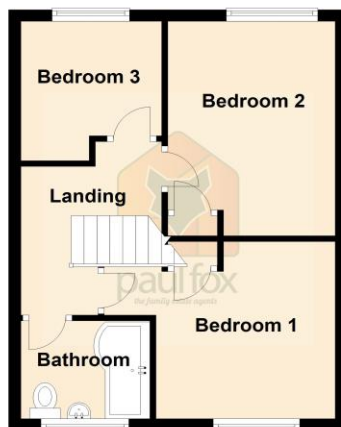
Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 70.4 sq. metres (757.6 sq. feet)

Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.
Plan produced using PlanUp.

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