



**32 Yarborough
Crescent, Broughton,
Brigg, Lincolnshire,
DN20 0EB**

Asking Price: £175,000

EPC: To be confirmed (0)

Council Tax -
To be advised



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

Accommodation Summary:

- MODERN SEMI DETACHED HOUSE
- QUIET CUL-DE-SAC LOCATION
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE DINING ROOM
- STYLISH FITTED KITCHEN & DOWNSTAIRS WC
- 3 BEDROOMS
- MAIN FAMILY BATHROOM
- PRIVATE REAR GARDEN
- DRIVEWAY & DETACHED GARAGE
- VIEW VIA OUR BRIGG OFFICE



Description:

An attractive semi-detached house, located in a quiet cul-de-sac in the popular township of Broughton with a short walking distance to an excellent range of amenities. The well presented and proportioned accommodation briefly comprises an entrance hall, an open plan lounge/dining room with coal effect gas fire and French twin doors leading out to the rear garden, a stylish fitted modern kitchen with integral appliances and a ground floor WC. The first floor provides a central landing leading off to three bedrooms served by a family bathroom with a three piece suite that includes a shower over the bath. Externally, the property features off road parking leading to a sizeable detached garage with an automatic door and a private well kept lawned garden.



Rooms:

Front Entrance Hallway Includes a front uPVC double glazed entrance door with inset patterned glazing, laminate flooring, dado railing, wall to ceiling coving and a wall mounted Honeywell thermostatic control, oak internal doors allow access off to;



Cloakroom 3'3" x 4'11" (1m x 1.5m). With a low flush WC in white and a wall mounted wash hand basin with tiled splash back, vinyl flooring and extractor fan.



Lounge 12'10" x 11'1" (3.9m x 3.38m). With a front uPVC double glazed window, TV input, wall to ceiling coving, an open recess fireplace with a coal effect gas fire with tiled hearth and decorative surround and mantel and an opening which leads through to;



Dining Area 6'4" x 16'1" (1.93m x 4.9m). With two twin rear uPVC double glazed doors allowing access to the garden, a dog legged staircase leads to the first floor accommodation with open spell balustrading and internal oak glazed doors allow access through to;



Modern Fitting Kitchen 9'6" x 7'5" (2.9m x 2.26m). With a rear uPVC double glazed window and a side uPVC double glazed entrance door with inset patterned glazing. The kitchen includes a range of white fronted low level units, drawer units and wall units with brushed aluminium style pull handles and a laminate patterned working top surface incorporating a single ceramic sink bowl unit with block mixer tap and drainer to the side with ceramic tiled splash backs, a Zanussi four ring gas hob with overhead chrome extractor fan with splash back and matching Zanussi electric oven and grill, plumbing for a washing machine, integrated fridge, ceiling spotlights, tiled flooring and a modern wall mounted towel heater.



First Floor Landing Includes loft access, built-in airing cupboard which houses the cylinder tank and internal oak doors allowing access off to;

Front Double Bedroom 1 11'2" x 12'11" (3.4m x 3.94m). With front uPVC double glazed window and TV input.



Rear Bedroom 2 7'5" x 9'5" (2.26m x 2.87m). With a rear uPVC double glazed window.

Rear Bedroom 3 6'4" x 7'4" (1.93m x 2.24m). With rear uPVC double glazed window.

Family Bathroom 4'11" x 9'2" (1.5m x 2.8m). With a front uPVC double glazed window with frosted glazing, a three piece suite comprising a panelled bath with overhead Tritan electronic shower with tiled splash backs, a low flush WC and a pedestal wash hand basin and oak style laminate flooring.

Grounds To the rear of the property enjoys a well kept private enclosed garden with principally laid lawn and decorative gravelled borders. A hard standing concrete driveway allows ample off street parking and leads to a detached brick built garage. The front of the property provides a low maintenance gravelled garden.

Outbuildings 9'4" x 16'5" (2.84m x 5m). With an automatic front door, full power and lighting and a side hardwood glazed window.

