



**104 South View,
Broughton, Lincolnshire,
DN20 0EY**

Asking Price: £450,000

EPC: D (67)
Council Tax - C



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

Accommodation Summary:

- A STUNNING TRADITIONAL DETACHED BUNGALOW
- OUTLINE PLANNING PERMISSION TO ERECT A NEW BUNGALOW IN THE GROUNDS
 - PA/2023/1930
 - EXTENSIVELY REFURBISHED THROUGHOUT TO A HIGH STANDARD
 - FINE FRONT LIVING ROOM
- LUXURY OPEN PLAN LIVING/DINING KITCHEN
 - 3 BEDROOMS
 - QUALITY BATHROOM
- LARGE DRIVEWAY & GARAGING

Description:

A rare opportunity to purchase a traditional detached bungalow having undergone an extensive refurbishment to an excellent standard. The property comes with outline planning permission to demolish the existing garage and construct a detached bungalow with parking. The accommodation to the existing bungalow comprises, central reception hallway, fine front living room, luxury fitted open plan living/dining kitchen, 3 generous bedrooms and a quality family bathroom. Gardens that surround the property come laid to lawn with a number of seating area. A deep driveway allows parking for a number of vehicles and allows direct access to a large garage. Adjoining the rear of the garage is a useful workshop.

Rooms:

Central Reception Hallway

4'5" x 23'11" (1.35m x 7.3m). Enjoying a front uPVC double glazed window.



Front Living Room

13' x 15'1" (3.96m x 4.6m). Large front uPVC double glazed window, attractive decorative cast iron fireplace with projecting marbled hearth, wall to ceiling coving, TV point and internal French doors leads through to;

Luxury Fitted Open Plan Living/Dining Kitchen

13' x 24'9" (3.96m x 7.54m). Enjoying three surrounding uPVC double glazed windows with matching rear entrance door with patterned glazing that leads out to the garden, stylish wooden style flooring and part inset spotlights to the kitchen area. The kitchen enjoys a superb range of shaker style furniture with cupped pull handles with a complementary patterned worktop with tiled splash back that incorporates an inset sink unit with chrome block mixer tap, built-in five ring electric hob, eye level oven and coffee machine, projecting breakfast bar with three drop lights and TV point.

Front Double Bedroom 1

12' x 13'5" (3.66m x 4.1m). Front uPVC double glazed window, wall to ceiling coving and stylish wardrobe to one wall with brushed style aluminium style handles.

Double Bedroom 2

12' x 10'9" (3.66m x 3.28m). Side uPVC double glazed window.

Rear Bedroom 3

7'7" x 10' (2.3m x 3.05m). Rear uPVC double glazed window, loft access and is currently being used as a dressing room.



Bathroom

8'11" x 6'9" (2.72m x 2.06m). Rear uPVC double glazed window with patterned glazing provides a modern suite in white comprising a close couple low flush WC, vanity wash hand basin set within quality furniture providing storage with downlighting central mirror, walk-in corner shower cubicle with glazed and overhead mains shower, tiled flooring, part tiling to walls and large fitted towel rail.



Substantial Detached Garage

12'2" x 19'6" (3.7m x 5.94m). With up and over front door and side window.

Adjoining Rear Workshop

12'2" x 11'2" (3.7m x 3.4m). With twin side entrance doors and internal power and lighting.



Grounds

The property occupies a large plot behind a front brick boundary wall with a central driveway, allowing parking for an excellent number of vehicles, which in turn leads to the garaging. Surrounding gardens come laid to lawn to the rear enjoying excellent privacy and having a number of seating areas. Within the garden, the property benefits from Outline Planning Permission via North Lincolnshire Council - PA-2023-1930 allowing Outline Planning Permission to demolish the garage and to construct a detached bungalow with parking.



Central Heating

Modern gas fired central heating system to radiators.

Double Glazing

Full uPVC double glazed windows.

