



10 Dane Close, Broughton, Lincolnshire, DN20 0HU

Asking Price: £160,000

EPC: D

Council Tax - A

Accommodation Summary:

- A TRADITIONAL SEMI-DETACHED HOUSE
 - NO UPWARD CHAIN
 - 2 RECEPTION ROOMS
 - MODERN FITTED KITCHEN
 - 3 BEDROOMS
- BLOCK PAVED DRIVEWAY & GARAGING
- PRIVATE SOUTH FACING REAR GARDEN
 - QUIET CUL-DE-SAC POSITION



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

Description:

A traditional semi detached house positioned within a quiet cul-de-sac offering well proportioned accommodation comprising a spacious entrance hallway, a front living room and a formal dining leading to a modern fitted kitchen. The first floor provides 3 generous bedrooms and a family bathroom. A block paved driveway allows off street parking to the front with direct access the garage. A private rear garden benefits from a southerly aspect being fully enclosed and principally lawned.



Rooms:

Reception Hallway 6'1" x 14'2" (1.85m x 4.32m). Front uPVC double glazed entrance door with patterned leaded glazing with adjoining side lights, staircase leads to the first floor accommodation with open spell balustrading with understairs storage, wall mounted thermostatic control for the central heating and wall to ceiling coving.



Front Lounge 11'1" x 14'2" (3.38m x 4.32m). Front uPVC double glazed window, laminate flooring, modern glass fronted electric fire, wall to ceiling coving, internal French glazed doors leads through to;



Formal Dining Room 8'4" x 10' (2.54m x 3.05m). With a rear uPVC double glazed window, laminate flooring and open access leads through to;

Modern Fitted Kitchen 8'9" x 10' (2.67m x 3.05m). Rear uPVC double glazed window and matching entrance door leading to the garden. The kitchen enjoys a range of wooden style furniture with brushed aluminium style pull handles with a complementary patterned worktop with tiled splash backs incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with double oven beneath and overhead extractor, tiled flooring, plumbing and space for appliances and wall to ceiling coving.



First Floor Landing Side uPVC double glazed window, loft access and wall to ceiling coving.

Front Double Bedroom 1 8'7" x 13'9" (2.62m x 4.2m). Front uPVC double glazed window and wall to ceiling coving.

Rear Bedroom 2 10'5" x 10'5" (3.18m x 3.18m). Rear uPVC double glazed window and wall to ceiling coving.

Front Bedroom 3 8'8" x 11'1" (2.64m x 3.38m). Front uPVC double glazed window.

Bathroom 6'11" x 7'3" (2.1m x 2.2m). Rear uPVC double glazed window with patterned glazing enjoying a three piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath with electric shower over, part tiling to walls and a built-in airing cupboard with wall mounted Alpha gas fired condensing central heating boiler.

Grounds The front of the property enjoys a block paved driveway with pebbled borders with the driveway allowing access to the garage. The rear garden is of a generous size and benefits from a southerly aspect being principally lawned with fenced boundaries and having a number of flagged seating areas.

Garage 7'9" x 25'9" (2.36m x 7.85m). The property has the benefit of an attached garage with an up and over front door, rear uPVC double glazed door and window allowing access to the front garden and internal power and lighting.

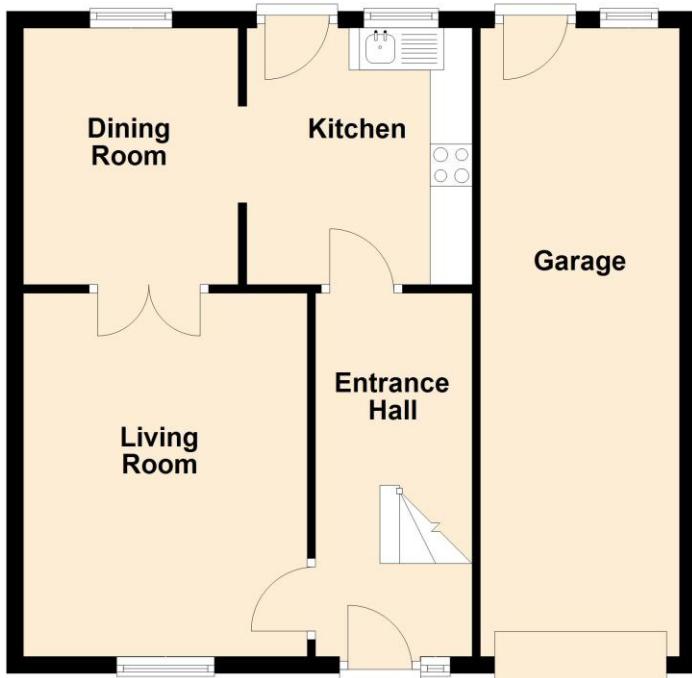
Double Glazing The property benefits from full uPVC double glazed windows and doors.

Central Heating There is a gas fired central heating system to radiators via a condensing central heating boiler.



Ground Floor

Approx. 58.2 sq. metres (625.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)

