



97a Ermine Street, Broughton

£295,000 Freehold

IMPRESSIVE DINING KITCHEN WITH A GARDEN ROOMS • INDIVIDUALLY DESIGNED & BUILT • NO UPWARD CHAIN • 2 BATHROOMS • 3 BEDROOMS • AN OUTSTANDING MODERN DETACHED BUNGALOW • EXTREMELY PRIVATE EDGE OF TOWN LOCATION • INTEGRAL GARAGE • FINE MAIN LIVING ROOM • COUNCIL TAX BAND; D. EPC RATING; C



EXTREMELY PRIVATE POSITION NO UPWARD CHAIN ** 'The Laurels' is an outstanding modern detached bungalow having been individually designed offering deceptively spacious and beautifully presented accommodation that must be viewed internally to full appreciate. The accommodation comprises, central reception hallway, fine main living room, a most impressive open plan dining kitchen with a pleasant garden room off, useful side utility room and a cloakroom. There are 3 excellent bedrooms all with fitted furniture and are accompanied by two bathrooms. The property occupies manageable gardens enjoying security and privacy with a front driveway allowing parking and direct access to an integral garage. Finished with full uPvc double glazing and a modern gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Brigg office.

Full Details

Entrance Reception Hallway 1.68m x 4.72m

Front composite double glazed entrance door with frosted glazing and adjoining side lights and wall to ceiling coving.

Fine Living Room 4.85m x 5.46m

Enjoying a dual aspect with front uPVC double glazed bow window, feature side arch top uPVC double glazed window, handsome cast iron style stove with slate inset, projecting marbled hearth and handsome marbled surround and mantel, wall to ceiling coving, two double wall light point and TV point.

Attractive Modern Open Plan Kitchen 6m x 3.96m

Rear uPVC double glazed window. The kitchen enjoys an extensive range of modern gloss finished furniture with chrome style pull handles with matching uprising and incorporates a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in five ring gas hob with broad canopied extractor, high level double oven, attractive solid oak flooring, wall to ceiling coving, modern LED spotlights and a feature bricked archway leads through to;

Garden Room 3.5m x 2.15m

Dwarf bricked walling, rear side uPVC double glazed windows and side uPVC French doors leads out to the garden, inset modern LED spotlights and continuation of flooring from the kitchen.

Utility Room 2.66m x 1.97m

Rear uPVC double glazed window and matching entrance door with patterned glazing, patterned worktop with space and plumbing beneath for an automatic washing machine and dryer and further appliances, luxury vinyl flooring, personal door through to the garage, wall to ceiling coving, wall mounted gas fired condensing central heating boiler and doors to;

Cloakroom 1.45m x 0.95m

Side uPVC double glazed window with patterned glazing, two piece suite in white comprising a low flush WC, wall mounted wash hand basin with tiled splash back and luxury vinyl flooring.

Master Bedroom 1 3.8m x 3.96m

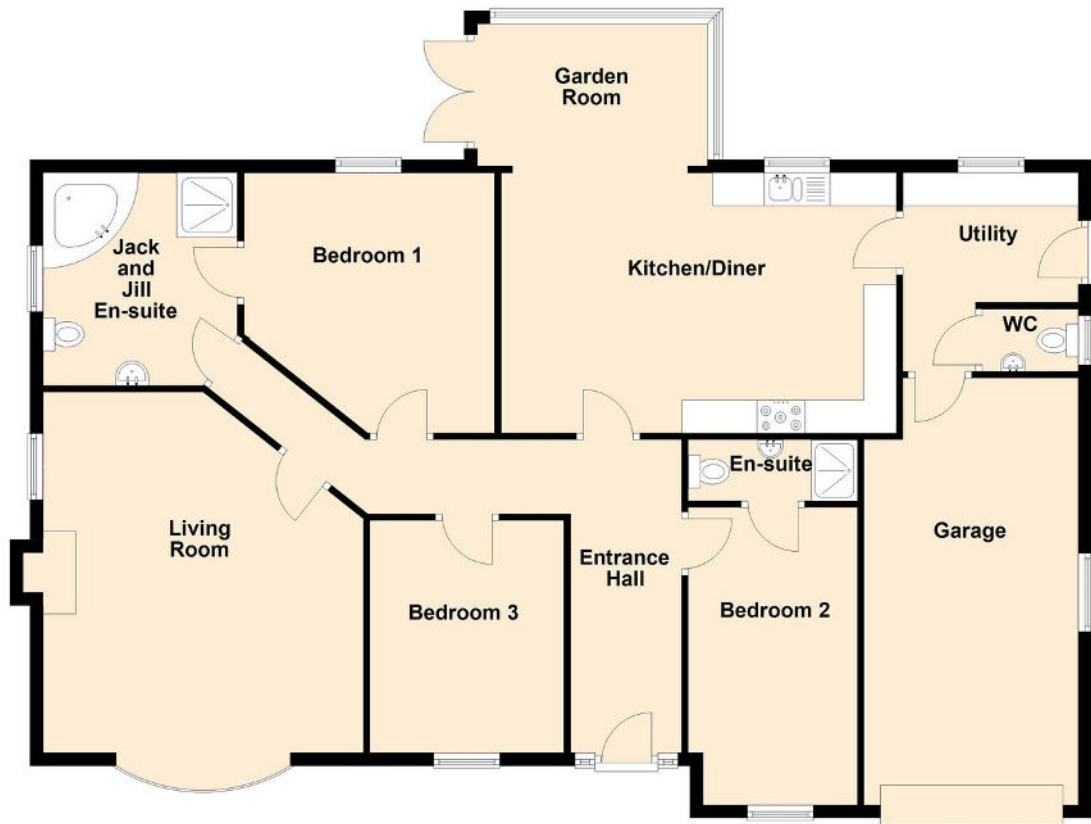
Rear uPVC double glazed window, wall to ceiling coving, quality range of fitted bedroom furniture comprising twin





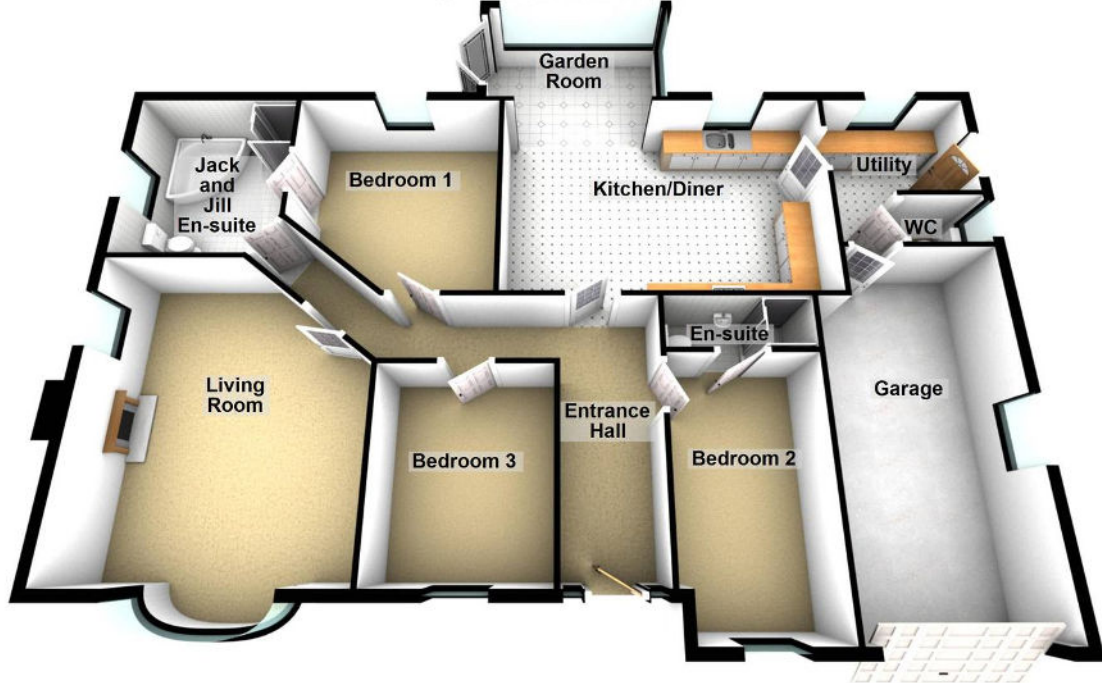
Ground Floor

Approx. 150.9 sq. metres (1623.9 sq. feet)



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Total area: approx. 150.9 sq. metres (1623.9 sq. feet)

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