



- Spacious & Versatile Family Home
- 4 Bedrooms
- Impressive 35ft Lounge/Kitchen/Diner
- 2 Bathrooms
- Dining Room
- Owned Solar Panels - Supplying hot water
- Off Street Parking for Numerous Vehicles & Garage
- Secure Rear Garden

Appleby Lane, Broughton, DN20 0AY,
Offers in the Region Of £289,950





Woodland View Starkey&Brown are delighted to offer for sale this beautifully presented detached dormer bungalow on the outskirts of the ever popular Village of Broughton. The property offers spacious and flexible living accommodation throughout ideal for family living briefly comprising of 2 bedrooms with master en-suite and walk in wardrobe to the first floor, whilst downstairs boasts an entrance porch, hallway, 2 further bedrooms, bathroom, dining room and a fantastic open plan 35ft kitchen/diner/lounge with cosy lounge area and modern kitchen with island unit. The property has undergone many home improvements in the last few years to include: new kitchen, Amtico flooring in lounge, new garage door, driveway extension and new gates. Additional benefits include uPVC double glazing, gas central heating and owned solar panels (supplying only hot water). Outside the property has front and rear gardens, plenty of off street parking, garage, workshop and the benefit of not being directly overlooked from the front or rear aspect. An internal viewing is highly recommended to truly appreciate all this property has to offer, call today to view! Council tax band: D. Freehold.



Entrance Porch

Having uPVC double glazed French doors and uPVC door into:

Hallway

Having stairs rising to first floor and radiator.

Lounge/Kitchen/Diner

13' 4" x 35' 1" (4.06m x 10.69m)
Having uPVC double glazed windows to front, side and rear aspects, uPVC double glazed door to rear aspect, 2 radiators, coved ceiling, wall and base units including large larder cupboards with work surfaces over, newly fitted sink and drainer unit, space for full height American style fridge freezer, space and plumbing for washing machine, dishwasher and tumble dryer, feature central island unit with 2 double power sockets inset and space for 1.10metre rangemaster cooker.

Bedroom 3

10' 4" x 11' 5" (3.15m x 3.48m)
Having uPVC double glazed window to front aspect, radiator and coved ceiling.

Bedroom 4

10' 4" x 9' 5" (3.15m x 2.87m)
Having uPVC double glazed window to side aspect, radiator and coved ceiling.

Dining Room

8' 6" x 10' 7" (2.59m x 3.22m)
Having uPVC double glazed window to rear aspect and radiator.

Bathroom

6' 6" x 7' 6" (1.98m x 2.28m)
Having uPVC double glazed window to rear aspect, panelled bath with shower over, wash hand basin, low level WC set in vanity unit, heated towel rail and storage cupboard.

First Floor Landing

Having access to loft space and doors to bedrooms 1 and 2.

Bedroom 1

11' 8" x 9' 9" (3.55m x 2.97m)
Having uPVC double glazed Velux window to front and rear aspects, 2 built-in wardrobes, radiator and door to en-suite.

En-Suite

5' 6" x 5' 8" (1.68m x 1.73m)
Having corner shower cubicle, wash hand basin, low level WC, heated towel rail and door to loft.

Bedroom 2

12' 5" x 9' 9" (3.78m x 2.97m)
Having uPVC double glazed Velux window to front aspect and radiator.

Garage

7' 10" x 16' 5" (2.39m x 5.00m)
Having newly fitted roller door, light and power.

Outside Front

A driveway to the side provides ample off street parking for numerous vehicles and extends to the rear of the property through newly fitted gates to further parking facilities and access to the garage. The front garden is mainly laid to lawn with a hedged perimeter and range of trees.

Outside Rear

The rear garden includes a large hard standing area ideal for parking or entertaining. There is also a lawned garden and separate area laid with decorative slate. Also at the rear is the garage and a 6m x 3m workshop having light and power.

Agents Note

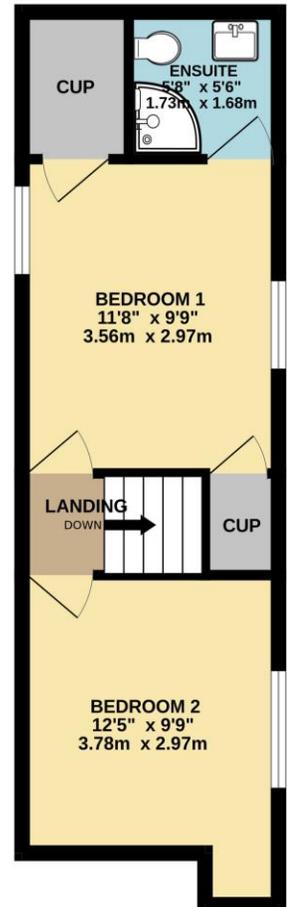
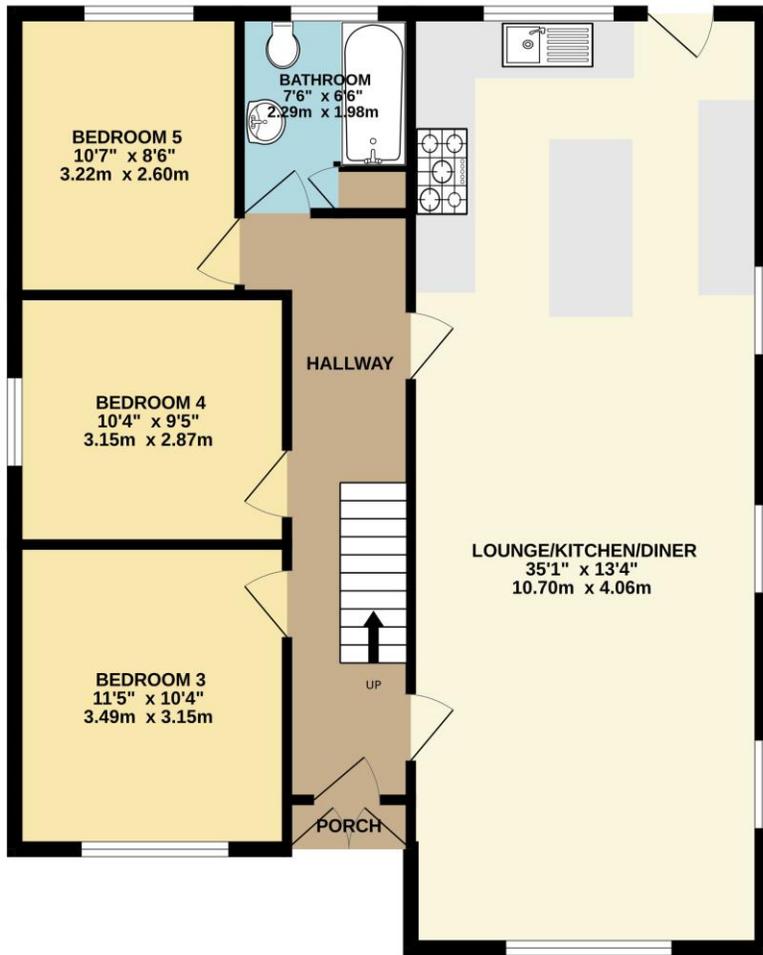
Owned solar panels only supply hot water, not electric.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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