



**14 Burnside, Brigg
DN20 0HT
£260,000**

A fine traditional bungalow situated within a highly desirable area of Broughton and located in the corner of a quiet cul de sac. Well proportioned accommodation comprising, entrance hallway, front living room, dining room, well equipped fitted kitchen, three generous bedrooms with a master en-suite and a main family bathroom. Enjoying stunning private mature gardens on a large plot, providing a front driveway along with a spacious garage/workshop. Finished with full uPvc double glazing and gas fired central heating system.

This property is perfect to put your stamp on and make your own. Comes with no chain and is vacant ready for viewings straight away.



Entrance Hallway

Entrance through uPVC external door, fully carpeted, coving to ceiling, Doors leading to living room, dining room, bathroom, two storage cupboards and all three bedrooms,

Living Room 15'10" x 12'3" (4.83 x 3.74)

Bayed window to the front of the property, feature fireplace, central heating radiator, coving to ceiling, open arch leading to dining room.

Dining Room 11'11" x 9'10" (3.65 x 3.01)

Window to rear, fully carpeted throughout, coving to ceiling. Door to kitchen.

Kitchen 11'11" x 9'10" (3.65 x 3.01)

A well equipped kitchen with a good range base and wall fitted units with complimentary counter tops. Built in oven and hob with overhead extractor. Sink with drainer and window to the rear of the property. Central heating radiator and external uPVC door leading to the rear garden.

Bedroom One 11'10" x 11'3" (3.62 x 3.43)

Fully carpeted throughout, coving to ceiling, window to the rear of the property, central heating radiator and door leading to the en suite shower room.

En Suite 7'6" x 3'10" (2.30 x 1.18)

Fully tiled throughout and window to rear of the property. Consisting of walk in shower, wc and hand basin. Central heating radiator.

Bedroom Two 12'4" x 9'11" (3.78 x 3.03)

Fully carpeted throughout, window to the front of the property, coving to ceiling and central heating radiator.

Bedroom Three 8'11" x 8'7" (2.73 x 2.64)

Fully carpeted throughout, window to the front of the property, coving to ceiling and central heating radiator.

Bathroom 7'4" x 6'5" (2.24 x 1.97)

Fully tiled throughout and central heating radiator. Equipped with a three piece suite consisting of bath, wc and hand basin.

Externally

The front of the property is mainly laid to lawn, with driveway leading to the garage and paving leading to the front door. The driveway has ample parking. The property comes with a large attached garage which has front and rear double door access. The the rear a large enclosed non over looked garden and a further detached garage.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

