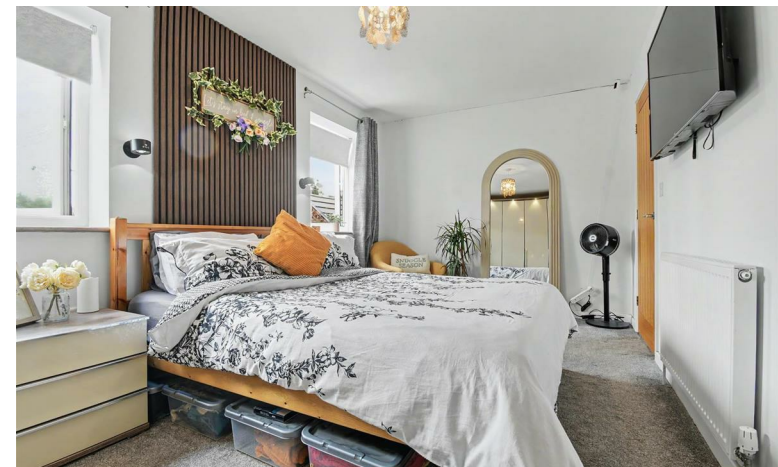




2 BOWLING GREEN LANE

BRIGG, DN20 0FA

£210,000
FREEHOLD

A beautifully presented three-bedroom semi-detached home, built in 2022 and tucked away within an exclusive development of just four properties in the heart of Broughton. Featuring an open-plan kitchen diner, spacious rear lounge with bi-fold doors, principal bedroom with en-suite, landscaped low-maintenance garden, parking for two cars and a garage cleverly divided to provide storage and a dedicated home office.



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2 BOWLING GREEN LANE

DESCRIPTION

Bowling Green Lane, Broughton

Tucked away behind The Red Lion in the heart of Broughton, this beautifully presented three-bedroom semi-detached home forms part of an exclusive development of just four properties, constructed in 2022. Offering stylish, contemporary accommodation, a landscaped low-maintenance garden and a cleverly adapted garage incorporating a dedicated home office, this is a superb modern home in a wonderfully convenient village setting.

Step inside through the welcoming entrance hallway, where attractive wall panelling creates an immediate sense of character. There is a useful understairs storage cupboard, a modern ground-floor WC and stairs rising to the first floor.

To the front of the property is the impressive open-plan kitchen diner, providing a sociable space for everyday family life and entertaining. The kitchen is fitted with a stylish range of dark wall and base units, complemented by contrasting work surfaces and modern handles. Integrated appliances include an oven, hob with extractor over and fridge freezer, with space and plumbing for a washing machine. The adjoining dining area offers plenty of room for a family dining table.

Extending across the rear of the property is the spacious and beautifully presented lounge. A contemporary slatted feature wall provides an attractive focal point, while a wide set of bi-fold doors floods the room with natural light and opens directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, the generous principal bedroom is an

excellent-size double and benefits from its own modern en-suite shower room, fitted with a walk-in shower enclosure, vanity wash hand basin, WC and heated towel rail. There are two further well-proportioned bedrooms, ideal for children, guests or additional working space.

Completing the accommodation is the stylish family bathroom, finished with contemporary tiling and fitted with a panelled bath with shower over and glass screen, pedestal wash hand basin, WC and illuminated mirror.

Outside, the property enjoys off-road parking for two cars and access to the single garage. The garage has been thoughtfully divided to retain a useful storage area at the front, while the rear has been converted into a dedicated home office—perfect for anyone working remotely or requiring a quiet space away from the main house.

The enclosed rear garden has been attractively landscaped with ease of maintenance in mind. It features artificial lawn, planted borders, decorative gravel and paved seating areas, creating a lovely space for relaxing and entertaining. A substantial gazebo provides a sheltered area with space for a hot tub, making the garden ideal for enjoyment throughout the seasons.

Broughton is a popular and well-served village offering a good range of everyday amenities, including shops, public houses, schooling and excellent access to nearby Brigg and Scunthorpe. The property's tucked-away position places village facilities within easy reach while enjoying the appeal of a small and exclusive modern development.

Entrance Hallway

A welcoming entrance with attractive wall panelling, stairs to the first floor, useful understairs storage



cupboard and access to the ground-floor accommodation.

Ground-Floor WC

Modern cloakroom fitted with a WC, wash hand basin with storage beneath and heated towel rail.

Kitchen

A stylish open-plan family space fitted with an attractive range of dark wall and base units, contrasting work surfaces, integrated oven, hob and extractor, integrated fridge freezer and space for a washing machine. The dining area offers ample room for a family table.

Dining Area

Lounge

A spacious reception room extending across the rear of the property, featuring a contemporary slatted feature wall and wide bi-fold doors opening directly onto the landscaped garden.

First-Floor Landing

Providing access to all three bedrooms and the family bathroom.

Principal Bedroom

A generous double bedroom with windows providing plenty of natural light and access to a private en-suite shower room.

En-Suite Shower Room

Stylishly fitted with a walk-in shower enclosure, vanity wash hand basin, WC, contemporary tiling and heated towel rail.

Bedroom Two

A well-proportioned bedroom offering space for a range of furniture.

Bedroom Three

A versatile third bedroom, ideal as a child's room, guest bedroom, dressing room or further home-working space.

Family Bathroom

A modern bathroom fitted with a panelled bath with shower over and glass screen, pedestal wash hand basin, WC and contemporary tiling.

Garage and Home Office

The single garage has been divided to retain a useful storage garage at the front, with a dedicated home office positioned to the rear - perfect for working from home.

Outside

Parking for two cars is available to the front, together with access to the garage and gated access to the rear. The enclosed garden has been landscaped for low-maintenance enjoyment with artificial lawn, planted borders, decorative gravel, paved seating areas and a gazebo with space for a hot tub.

2 BOWLING GREEN LANE





2 BOWLING GREEN LANE

ADDITIONAL INFORMATION

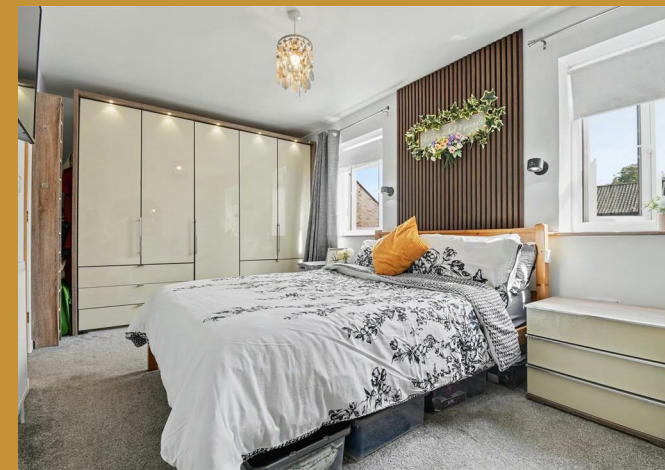
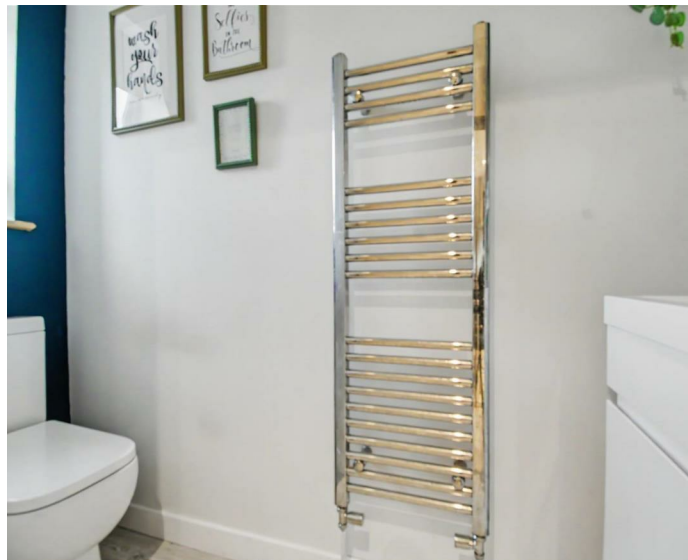
Local Authority –

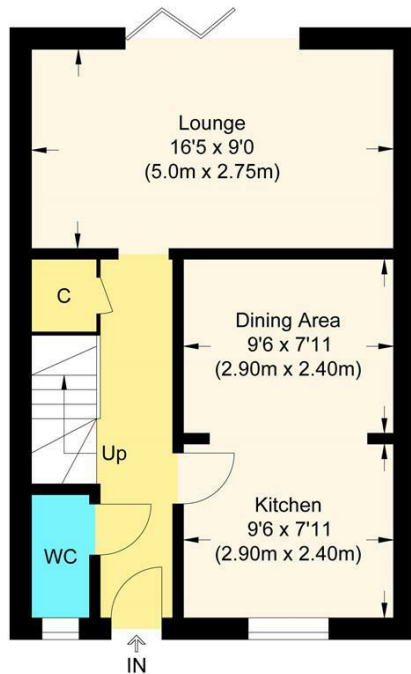
Council Tax – Band B

Viewings – By Appointment Only

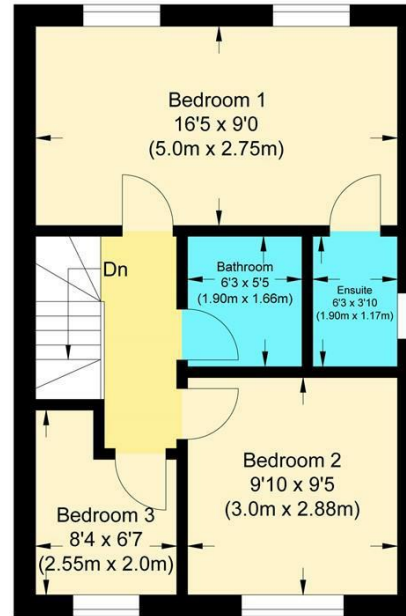
Floor Area – sq ft

Tenure – Freehold





Ground Floor



First Floor

Bowling Green

Approximate Gross Internal Floor Area : 78.5 sq m / 844.96 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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