



**Pine Tree Close
Broughton
Brigg
Lincolnshire
DN20 0EU**

Offers in Excess of £170,000

bettermove

Pine Tree Close Brigg

Bettermove are proud to present this 2 bedroom detached bungalow in Broughton, Brigg, available with no forward chain.

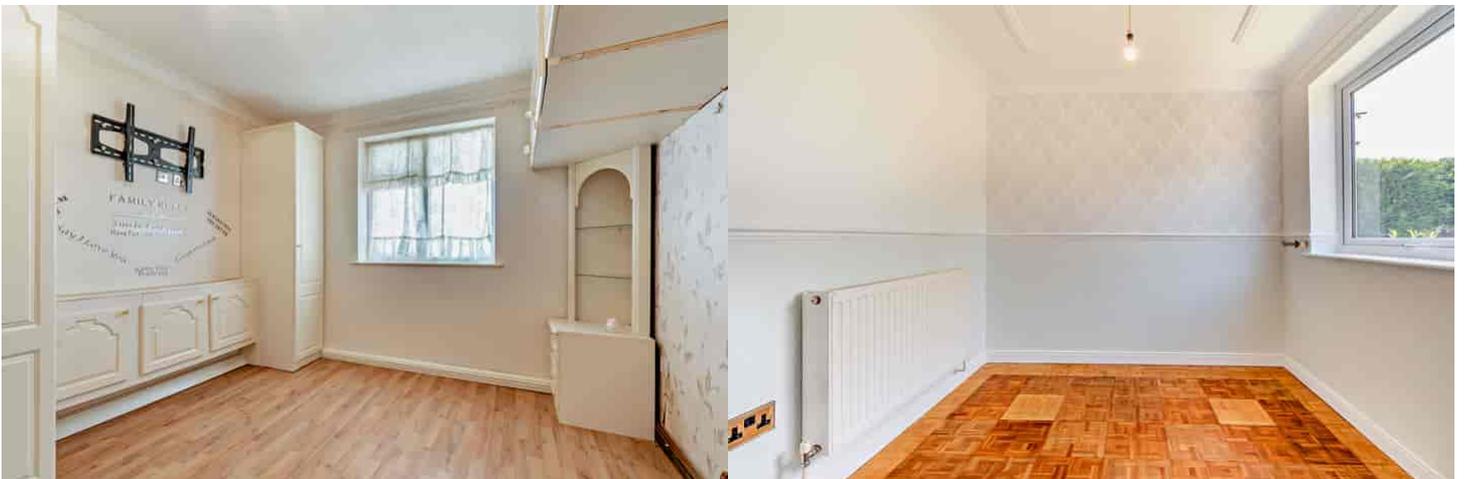
The property benefits from double glazing, gas central heating throughout and has off street parking available via a garage and the driveway.

The council tax band is C.

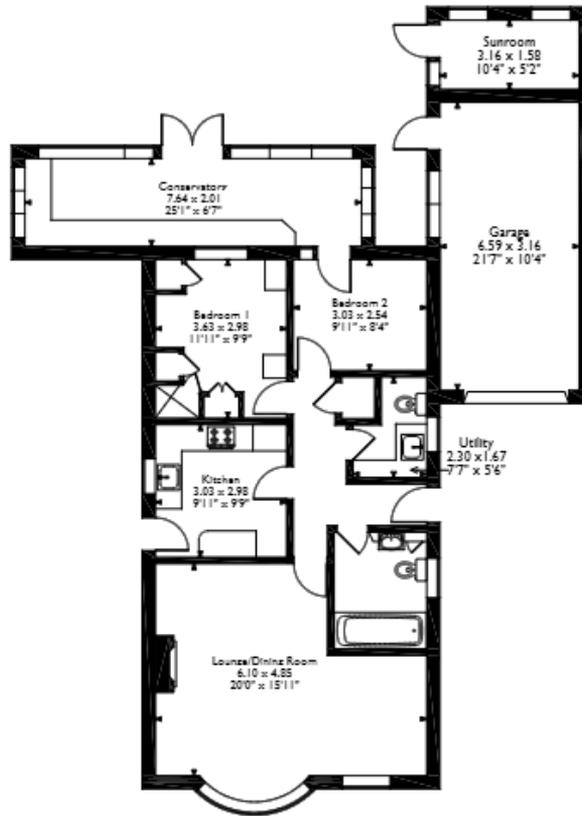
The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, two bedrooms, a WC, family bathroom, conservatory. The exterior boasts a sunroom, garage, a large front garden and private rear garden, perfect for enjoying the summer months.

Located in the popular town of Broughton, Brigg, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Brigg Railway Station, as well as local bus routes, and quick access to the M180.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Pine Tree Close, Broughton, Brigg
 Approximate Gross Internal Area
 Main House = 90 Sq M/969 Sq Ft
 Garage = 21 Sq M/224 Sq Ft
 Outbuilding = 5 Sq M/54 Sq Ft
 Total = 116 Sq M/1247 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	90	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A	84	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk