



## 45 Avenue Nozay, Brigg, DN20 0TR

£325,000

Extended four bed detached house in the popular village of Broughton with open field views perfect for families!

To the ground floor you have an entrance hall, lounge, open plan kitchen dining area that leads on to the sun room. There is also a utility and W.C. To the first floor there are four bedrooms, three of which are good size doubles and a well proportioned single. There is also an en suite bathroom of the master bedroom and a further family bathroom.

Outside there is a enclosed private rear garden mainly laid with turf but with a patio area for seating and a outdoor kitchen area to the top of the garden. There is also a garage and off road parking for a few cars to the front. A great home this one with plenty of space on offer, available to view now please call the office to book your appointment!

Entrance hall



Bedroom one 12'2" x 10'0" (3.71 x 3.07)



En suite



Lounge 16'4" x 11'6" (5.00 x 3.52)



Kitchen diner 18'6" x 9'9" (5.65 x 2.98)



Snug 12'1" x 9'6" (3.70 x 2.91)



Bedroom two 15'3" x 8'5" (4.65 x 2.57)



Bedroom three 10'2" x 8'11" (3.12 x 2.73)



Landing

Bedroom four 8'0" x 7'1" (2.46 x 2.16)



Bathroom 8'3" x 5'6" (2.53 x 1.68)



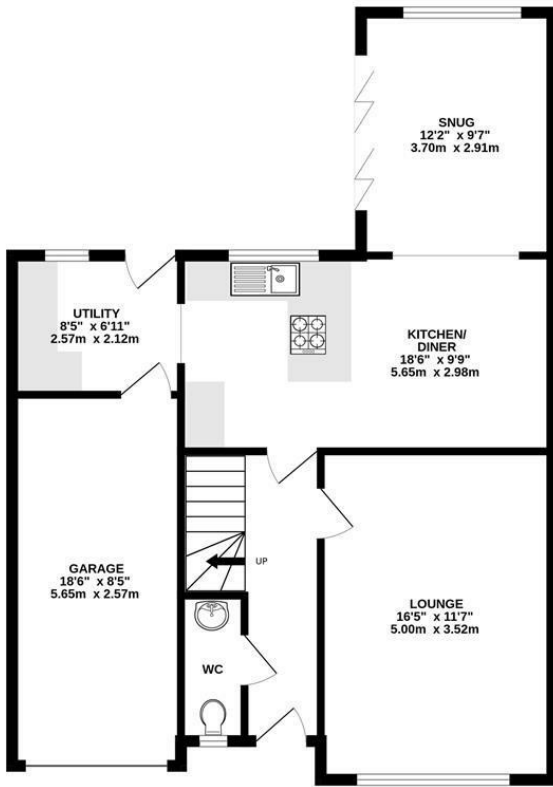
Garage 18'6" x 8'5" (5.65 x 2.57)

Outside

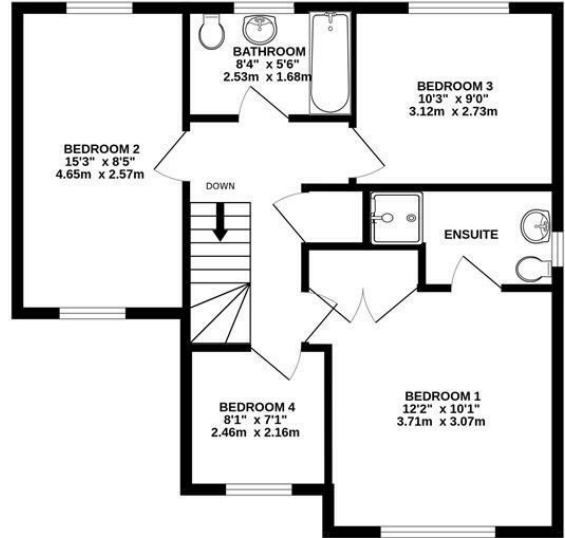


# Floor Plan

**GROUND FLOOR**  
802 sq.ft. (74.5 sq.m.) approx.



**1ST FLOOR**  
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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