



35 MEADOW COURT BRIGG, DN20 9PR

**£285,000
FREEHOLD**

Welcome to Meadow Court — the start of the next exciting chapter in your journey. This lovely, spacious detached bungalow is tucked away at the end of a quiet cul-de-sac in the charming village of Hibaldstow. With excellent off-street parking for four cars and an integral garage, this property really does tick all the boxes for those seeking a flexible and generously sized home.



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DESCRIPTION

Step inside the large entrance hallway, which leads to a rear-facing living and dining room featuring French doors that open out to the garden. There's also a second reception room – ideal as a snug or additional sitting room – with direct access to the garage. The well-appointed, good-sized kitchen comes with a separate utility room for added convenience.

The master bedroom benefits from its own en-suite, while two further double bedrooms are served by a modern family bathroom. Set on a generous wrap-around plot, the gardens offer a blank canvas for keen gardeners to make their own – perfect for those who love spending time outdoors.

Offered chain-free for ease of purchase, this delightful property is ready for its next owners to move in and make it their own.

Enquire today to arrange a viewing.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed decorative door, uPVC double glazed window to front aspect, radiators X 2, storage cupboards X 2, loft hatch access leading into:-

SITTING ROOM

Dual aspect with a uPVC double glazed window to front and rear aspect and a radiator.

LIVING/DINING ROOM

With uPVC French doors to rear aspect, uPVC double glazed windows X 2 to side aspect, feature electric fire and a radiator.

KITCHEN

With a uPVC double glazed window and door to rear aspect, range of wall and base units with laminate worktops, composite single drainer sink, integrated

dishwasher, integrated fridge/freezer, electric fan assisted oven and hob with extractor fan, breakfast bar and a radiator.

UTILITY

With a uPVC double glazed window and door to side aspect, laminate worktop with space for under counter washing machine and dryer, wall mounted cupboards and a radiator.

MASTER BEDROOM

With a uPVC double glazed window and a radiator.

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, WC, electric shower, hand wash basin and a chrome towel heater.

BEDROOM TWO

With a uPVC double glazed window to front aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window to side aspect, panelled bath with overhead shower, WC, vanity housed hand wash basin and a radiator.

EXTERNALLY

Situated on a corner plot with pebbled driveway providing off street parking for three vehicles leading to the garage. The property has a wrap round garden which is fully enclosed with timber fencing, laid to lawn with a patio area, seating area, mature shrubs and a timber shed.

GARAGE

With an electric roller shutter door, window and door to rear aspect, housing boiler.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1311.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D	64	
(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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