



**12 DENTONS WAY
BRIGG, DN20 9QG**

**£215,000
FREEHOLD**

Immaculate Three Bedroom Detached Home In Sought-After Hibaldstow – Peaceful Cul-De-Sac Setting
With Garage, Driveway & Beautiful Garden



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12 DENTONS WAY



DESCRIPTION

Welcome to Dentons Way, a beautifully presented three-bedroom detached family home tucked away in a quiet cul-de-sac within the desirable village of Hibaldstow. Offering spacious and versatile accommodation, this lovely home is perfect for families.

Step Inside

The entrance hallway leads to a charming front-facing lounge with bay window, creating a bright and welcoming space. The lounge flows seamlessly into the dining area, which enjoys patio doors opening onto the South facing rear garden – ideal for family gatherings and social occasions.

The modern fitted kitchen features a range of stylish wall and base units with integrated oven, hob and extractor fan, along with a 70:30 split fridge freezer and dishwasher providing both functionality and style.

Upstairs

There are three well-proportioned bedrooms, each beautifully presented. A contemporary family shower room is fitted with a large shower cubicle, vanity sink unit, WC and heated towel radiator.

Outside

To the front, there is a block-paved driveway providing off-road parking for two vehicles and access to the single garage. An EV charger is fitted to the side of the property for convenient electric vehicle use.

The rear garden is laid to lawn with a raised slate border offering space for a seating area. There is also a block-paved patio, timber garden shed and side gate providing access to the front.

Additional Information

The boiler was installed just three years ago and benefits from 9 years remaining on the warranty, offering peace of mind and energy efficiency for years to come.

Location

Situated in the popular village of Hibaldstow, this home benefits from a range of local amenities including a village pub, Co-op convenience store, highly regarded primary school and excellent transport links via the A15, giving easy access to the nearby market town of Brigg and beyond.

A superb opportunity to purchase a well-maintained detached home in a peaceful, family-friendly location.

ENTRANCE HALL

With stairs to first floor accommodation and door leading to lounge.

LOUNGE

A charming front-facing lounge with bay window, creating a bright and welcoming space with handy understairs storage cupboard.

DINING AREA

With patio doors to south facing rear garden.

KITCHEN

The modern fitted kitchen features a range of stylish wall and base units with integrated oven, hob and extractor fan, along with a 70:30 split fridge freezer and dishwasher providing both functionality and style.

BEDROOM ONE

With front facing window.

BEDROOM TWO

With rear facing window.

BEDROOM THREE

With front facing window.

SHOWER ROOM

A contemporary family shower room is fitted with a large shower cubicle, vanity sink unit, WC and heated towel radiator.

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ADDITIONAL INFORMATION

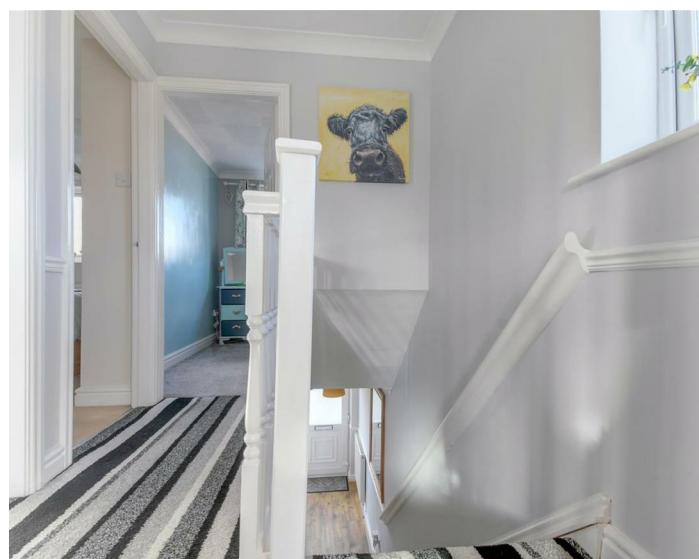
Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

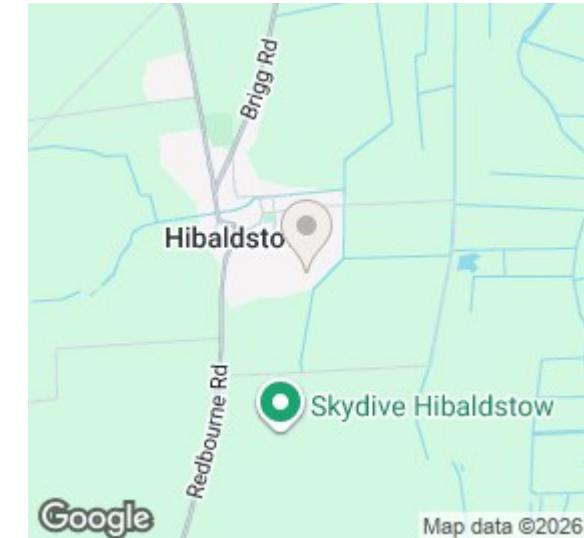
Floor Area – 785.00 sq ft

Tenure – Freehold





Total area: approx. 87.0 sq. metres (936.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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