



**9 Traffords Way, Hibaldstow, DN20 9HZ**  
**£299,995**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

Hibaldstow provides excellent local amenities, including a primary school, village hall, public house, and shops. Located just 4 miles south of the vibrant market town of Brigg and with convenient access to the M180, the home provides superb transport links to Scunthorpe, Grimsby, and Lincoln, making it a prime location for commuters.

### ENTRANCE HALL

### LOUNGE AREA 22'7" x 12'9" (6.9 x 3.9 )

Double glazed window, laminate flooring, feature fireplace, doors to conservatory

### KITCHEN DINING AREA 17'4" x 9'6" (5.3 x 2.9 )

Dual double glazed window to rear and side aspect, fitted with a modern range of floor and wall units with work surfaces over, island unit, tiled flooring, a range of integrated and free standing appliances

### STUDY 9'2" x 7'6" (2.8 x 2.3 )

Double glazed window, laminate flooring

### CLOAKROOM WC

Low level wc, wash hand basin, tiled surrounds

### CONSERVATORY 19'4" x 11'9" (5.9 x 3.6 )

Double glazed brick built Victorian style conservatory with tiled flooring

### FIRST FLOOR LANDING

Loft access, carpet flooring

### MAIN BEDROOM 12'9" x 12'5" (3.9 x 3.8 )

Double glazed window, carpet flooring

### EN SUITE

En suite shower enclosure with low level wc and wash hand basin, tiled surrounds

### BEDROOM 12'5" x 9'6" (3.8 x 2.9)

Double glazed window, carpet flooring

### BEDROOM 8'2" x 9'2" (2.5 x 2.8 )

Double glazed window, carpet flooring

### BEDROOM 12'9" x 9'6" (3.9 x 2.9 )

Double glazed window, carpet flooring

### MAIN BATHROOM

Separate shower enclosure, low level wc, wash hand basin, panelled bath, tiled surrounds

### OUTSIDE

Large rear gardens with high degrees of privacy, patio seating area, driveway access to single garage

