



5 Dentons Way, HIBALDSTOW, DN20 9JF

£145,000



- Chain Free
- Excellent First Time Purchase or Downsizing Purchase
- Three Bedrooms
- Front and Rear Gardens
- Garage
- Vacant Possession
- Two Reception Rooms
- Family Bathroom
- Off Road Parking
- Gas Central Heating

Bell Watson are delighted to market this fine semi detached house in a quiet residential location of Hibaldstow. The property has been upgraded with uPVC double glazed windows and briefly comprises, entrance hall, two reception rooms and kitchen to the ground floor with the first floor offering three bedrooms and a bathroom. Outside there are gardens to the front and rear, off road parking and garage. This is a perfect first time purchase or investment property!



LOCATION

Situated on a very well kept and maintained close. The location of Hibaldstow boasts excellent village amenities including school, shops, public houses and an excellent range of road and public transport links via the A15 and M180.

ACCOMMODATION

Arranged over two floors and comprises

HALLWAY

Enter the property via the uPVC front door into an entrance hall with carpeted stairs leading to the first floor, a pendant light and coving to the ceiling and central heating radiator.

LOUNGE 4.26m (14' 0") x 3.75m (12' 4")

Enjoying a uPVC double glazed bay window to the front of the property, a pendant light and coving to the ceiling, wall lighting, a central heating radiator and wood effect laminate flooring. There is also a large under stair storage cupboard.

DINING ROOM 2.87m (9' 5") x 2.47m (8' 1")

The laminate flooring continues to the dining room having a pendant light and coving to the ceiling, a central heating radiator and aluminium double glazed sliding doors taking you to the rear garden.

KITCHEN 2.87m (9' 5") x 2.17m (7' 1")

Having a range of wall and base units with complementary worktops incorporating a stainless steel sink positioned under a uPVC double glazed window with rear garden outlook. There is an under counter recess and plumbing for a washing machine, space for a free standing fridge freezer and a free standing gas cooker with stainless steel extractor over. A pendant light and coving to the ceiling, a central heating radiator and carpeted flooring. The Baxi boiler is located here.

FIRST FLOOR

Climb the stairs to a carpeted landing with pendant light, coving and loft access to the ceiling. There is a small storage cupboard over the stairs.

BEDROOM ONE 3.65m (12' 0") x 2.86m (9' 5")

To the rear of the property having a uPVC double glazed window, coving and light fitting to the ceiling, a central heating radiator and carpeted flooring. This room is currently fitted with a set of large wardrobes which can be left if the buyer wishes.

BEDROOM TWO 3.52m (11' 7") x 2.59m (8' 6")

Having a uPVC double glazed window to the front elevation, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.54m (8' 4") x 2.08m (6' 10")

With uPVC double glazed window to the front elevation, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring. There is a built in bulkhead cupboard housing the hot water tank.

BATHROOM 1.79m (5' 10") x 1.71m (5' 7")

A fully tiled bathroom comprising a bath with electric shower over, a low flush WC and pedestal wash basin. There is an obscure uPVC double glazed window to the rear elevation, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

GARAGE 5.39m (17' 8") x 2.69m (8' 10")

Larger than average with scope to convert the end of the garage to a utility room having an up and over door to the front, fitted with strip light and sockets having a timber external door to the rear leading to the back garden.

GARDEN

The front garden enjoys a small lawn and flowered beds with a block paved driveway providing off road parking. A fully enclosed fenced rear garden is accessed through the garage having an outside water tap, slabbed patio area and is mainly laid to lawn with mature bushes and a blossom tree.

FIXTURES AND FITTINGS

All light fittings, floor coverings, cooker and wardrobe are to be included within the sale of the property.

SERVICES (not tested)

Main gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

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