



Cottage Close, Hibaldstow



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REDUCED TO £375,000



## Key Features

- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- 3 DOUBLE BEDROOMS
- EXTENSIVE PARKING
- 2 GARAGES
- LAWNED GARDENS
- EPC RATING B
- FREEHOLD





NO UPWARD CHAIN.

A rarely available, substantial detached Bungalow situated in a highly desirable residential location. The well proportioned accommodation briefly includes an L shaped, triple aspect Lounge/Diner, recently reappointed Kitchen with Utility room off. In addition to the useful Study/Bed 4 there are 3 double bedrooms and 2 bathrooms. Inevitable guests are well catered for by the extensive reception parking and twin Garaging. Early viewing essential.

**VIRTUAL TOUR**  
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#### RECEPTION HALL

A Pvcu door with arched fanlight opens to the Hall with radiator, coving, cloaks cupboard and further store.

#### STUDY 2.93m x 2.14m (9'7" x 7'0")

A modern day essential with leaded window to the front aspect, radiator and coving.

#### LOUNGE 5.36m x 3.55m (17'7" x 11'7")

A well lit triple aspect room enjoying views across the enclosed rear gardens with tv aerial point, radiator, inset log effect gas fire, French door to the rear terrace and opening through to the Dining area.

#### DINING AREA 2.65m x 2.94m (8'8" x 9'7")

A rear facing room with window and radiator.

#### KITCHEN 2.99m x 4.92m (9'10" x 16'1")

Reappointed in 2018 with a contemporary high gloss white finished range of units with contrasting grey marbled tops to include a 1 1/2 bowl resin sink unit with 3 cupboards and a dishwasher under, inset electric hob with oven under and extractor over, built in refrigerator, a further 10 units at base level together with a larder store, built in microwave oven and

an additional 10 units at eye level, central island bar, vertical radiator, coving, spot lighting and windows to two aspects.

#### UTILITY 1.70m x 1.69m (5'7" x 5'6")

A practical space with a range of high and low oak effect units and leaded window, space and plumbing for an automatic washing machine, coving and radiator.

#### REAR ENTRANCE

Including a panelled ceiling, an additional range of oak style high and low units, door to the Garages and rear access door.

#### NIGHT HALL

Leading from the Reception Hall with 2 deep, leaded windows to the front aspect, radiator, coving and airing cupboard housing the gas fired central heating boiler and water cylinder.

#### FAMILY BATHROOM 2.65m x 1.67m (8'8" x 5'6")

Appointed with a suite in champagne to include a close coupled wc, panelled bath, vanity unit with inset basin, radiator, tiling to half height and coving.

#### BEDROOM 3 3.93m x 2.98m (12'11" x 9'10")

A rear facing double room with coving, radiator and fitted double wardrobe with sliding mirror doors.

#### BEDROOM 2 3.95m x 3.18m (13'0" x 10'5")

A further rear facing room with radiator, tv aerial point and coving.

#### BEDROOM 1 4.48m x 4.45m (14'8" x 14'7")

(measurements exclude the 2.82m corridor into the door.) A generous forward facing room with 2 radiators, telephone point, coving and a range of fitted furniture to include 4 double and 1 single wardrobes.

#### BATHROOM 2 3.82m x 2.11m (12'6" x 6'11")

A fully tiled room suited to be an en suite to Bedroom 1 and appointed with a suite in white to include a vanity unit with inset wash hand basin, bidet, wc with concealed cistern, glazed and tiled shower enclosure, panelled bath with mixer shower attachment, extractor fan, radiator, coving and spot lighting.





## OUTSIDE

The property is situated over a gravel topped private lane and a broad reception allows for extensive guest and family parking. There are twin GARAGES (9.31m x 5.73m) with 2 electrically operated doors, eave storage space, electric light and power and door to the rear Entrance. The generous rear gardens are predominately laid to lawn with a flagged terrace and 2 timber sheds.

## TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

## COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

## FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

## ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

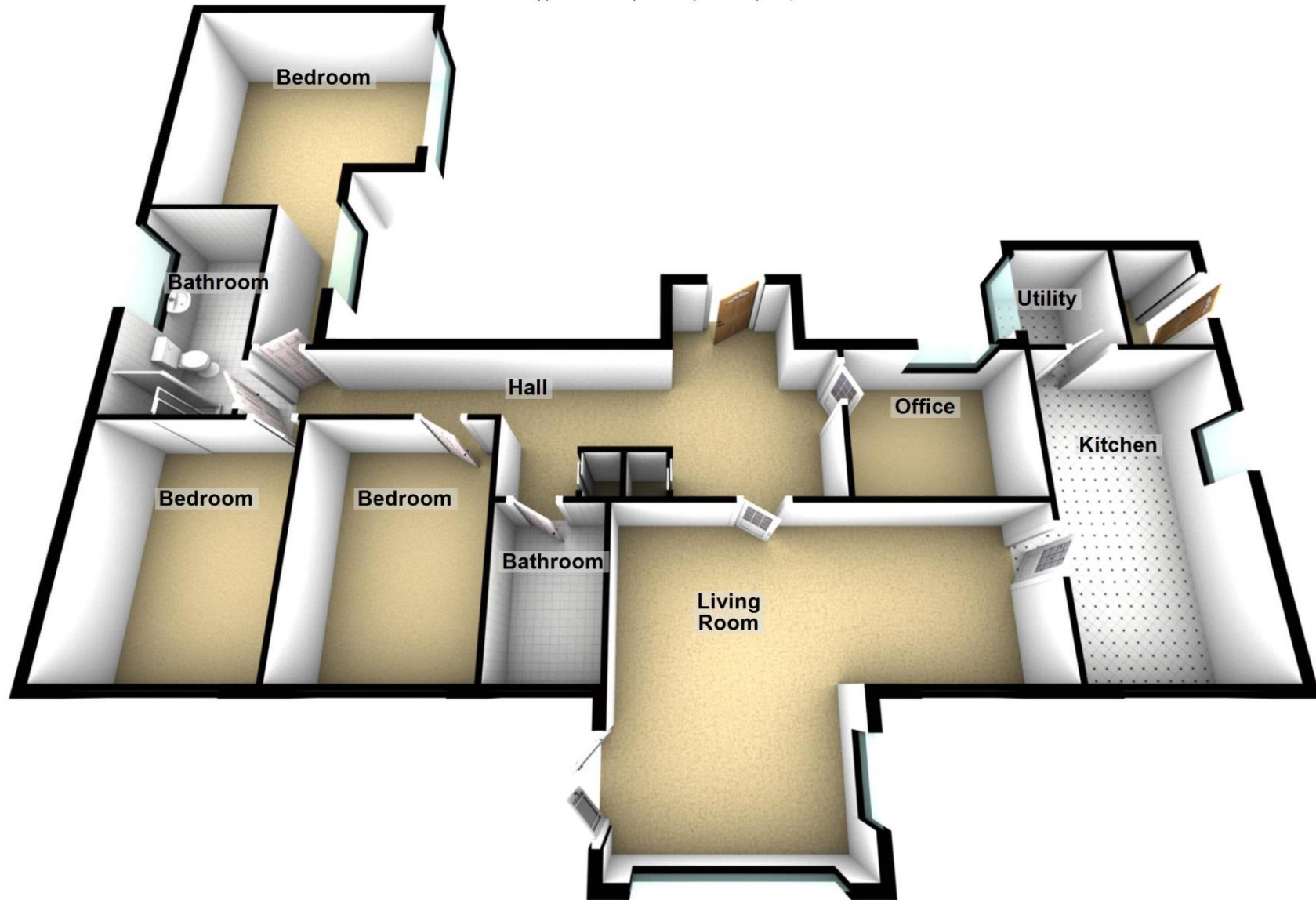
## KEY FACTS FOR BUYERS

[CLICK HERE](#)



## Ground Floor

Approx. 136.1 sq. metres (1465.0 sq. feet)



Total area: approx. 136.1 sq. metres (1465.0 sq. feet)

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   | 81                         | 85        |
| (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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| England, Scotland & Wales                          | EU Directive<br>2002/91/EC |           |

