



East Street, Hibaldstow



3



1



2

£345,000



## Key Features

- GENEROUS GARDENS
- 22'7 LOUNGE
- FULL DEPTH DINING KITCHEN
- MODERN SHOWER ROOM
- EXTENSIVE PARKING
- GARAGE
- EPC RATING TBC
- FREEHOLD





## GENEROSITY OF WELCOME ASSURED.

This superbly proportioned 3 bedroom home offers well proportioned and flexible family accommodation with both extensive parking and secure large rear gardens. The 22'7 dual aspect Lounge is complemented by a full depth dining kitchen - ideal for informal entertaining and the Study could easily be a bespoke dining room or games room if required. Inevitable guests are welcomed by the 8 car reception area and the gardens are suited to boisterous family games. Discreetly situated just off the village centre this excellent family home surprises with oits generosity.

## VIRTUAL TOUR

[CLICK HERE](#)

### ENTRANCE HALL 2.72m x 3.79m (8'11" x 12'5")

A Pvcu door and matching side screens opens to a broad Hall with oak style flooring, radiator, coving and ranch style balustrade rail.

### LOUNGE 4.22m x 6.89m (13'10" x 22'7")

A beautifully lit dual aspect room family room with Pvcu double glazed picture window to the front aspect and sliding patio doors opening to the rear gardens. This generous room is focused on the central chimney breast with pine fire surround and tiled hearth and the room also includes an oak style floor, coving and 2 radiators.

### STUDY 2.72m x 2.97m (8'11" x 9'8")

A modern essential with Pvcu picture window overlooking the rear garden, oak style flooring, radiator and coving.

### DINING KITCHEN 2.97m x 6.88m (9'8" x 22'7")

The informal dual aspect heart of the home with a dining area to the front and a kitchen area appointed with a range of light oak style fronted units with grey worktops to include an inset stainless steel sink unit with 3 units and dishwasher space under, an additional 4 base units together with a further 5 units

at eye level and 2 larger stores, space for a refrigerator, an inset induction hob with chimney style extractor over and oven under, tiled floor and splash areas, coving and radiator. A Lobby with radiator leads to both the Utility area and to the rear Entrance.

### UTILITY 1.31m x 1.70m (4'4" x 5'7")

A practical space with additional worktop, space and plumbing for both an automatic washing machine and tumble dryer, tiled floor and coving.

### REAR ENTRANCE 1.70m x 2.04m (5'7" x 6'8")

With Pvcu French doors to the rear terrace, tiled floor, painted panelled ceiling, tiled floor and walk-in store.

### CLOAK ROOM

Appointed with a suite to include a close coupled wc, wall mounted wash hand basin, coving, tiled floor and Pvcu double glazed window.

### LANDING

Centrally place with coving.

### BEDROOM 1 4.25m x 5.55m (13'11" x 18'2")

A delightfully proportioned dual aspect room with 4 fitted double wardrobes, access to the eaves space, radiator and Pvcu double glazed windows to the side and rear aspects.

### BEDROOM 2 2.74m x 5.32m (9'0" x 17'6")

A further dual aspect double room with grey laminated flooring, radiator, coving and storage recess. (measurements exclude recess.)

### BEDROOM 3 1.94m x 3.74m (6'5" x 12'4")

A forward facing room with Pvcu double glazed window, radiator, coving and recess with bulkhead cupboard allowing access to the roof space.

### SHOWER ROOM 1.85m x 2.94m (6'1" x 9'7")

Fully tiled with natural marble effect ceramics and appointed with a modern suite to include a walk-in tiled and glazed shower area with both rainwater head and hand held attachment, close coupled wc, vanity basin, radiator, contrasting ceramics to the floor and Pvcu double glazed window.







## OUTSIDE

The property is well screened to the front and twin wrought iron gates open to an extensive block paved reception area allowing parking for 8 cars together with access to the integral single GARAGE. Abroad side access opens to the large rear gardens which include a full width terrace leading to a flagged patio. A series of well stocked herbaceous and mature shrub borders fringe a lawn which is ideally for family games. A timber Shed, aluminium Greenhouse and various fruit trees complete the home.

## TENURE

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.

## 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 PLAN

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](#)







