



Castle Keep, Hibaldstow



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£345,000



Key Features

- INDIVIDUALLY DESIGNED
- FIELD VIEWS TO REAR
- SUBSTANTIAL GARAGE
- 6 CAR PARKING
- COUNCIL TAX BAND D
- EPC RATING TBC
- FREEHOLD





Enjoying views across open farmland this substantial 3 bedroom detached bungalow was designed by the current owner for his own occupation. The home includes a centrally situated lounge together with a 5.7m dining kitchen and a 6m conservatory. In addition to a family bathroom there is both an en suite shower and further cloak room. Substantial reception parking together with a 10m garage and workshop ensure family and guests alike are catered for.

Early viewing advised.

RECEPTION HALL

A Pvcu double glazed and leaded door with matching side screen opens to the Hall with coving, radiator, 2 store cupboards and access to the roof space.

LOUNGE 3.68m x 5.26m (12'1" x 17'4")

A generous room centred on the Adams style fire surround with marbled back and hearth with inset coal effect gas fire. The room also includes 2 radiators and a leaded window overlooking the conservatory.

DINING KITCHEN 3.6m x 6.02m (11'10" x 19'10")

The heart of the home extensively appointed with a range of light oak style fronted units with complementary work surfaces to include a 1 1/2 bowl stainless steel sink unit with built in refrigerator and 4 cupboards under, an additional 6 base units together with 7 units at eye level, inset 4 burner stainless steel gas hob with extractor over and oven under, tiled splash areas and floor, radiator, coving, inset ceiling lights, leaded window to the side aspect and French doors to the conservatory.

CONSERVATORY 3.35m x 5.79m (11'0" x 19'0")

Enjoying views across the gardens towards open farmland and comprising of Pvcu double glazed panels over brick plinths with hip and pitched insulated roof, 2 radiators and french doors to the rear garden.

SIDE ENTRANCE

Including a tiled floor, coving and Pvcu door.

UTILITY 2.43m x 2.29m (8'0" x 7'6")

(Being L shaped.) A practical space with additional sink unit with cupboard under, space and plumbing for both an automatic washing machine and tumble dryer, housing for an

upright refrigerator, wall mounted gas fired combination boiler, coving, tiled splash areas and floor and Pvcu double glazed window.

CLOAKROOM

Appointed with a close coupled wc, radiator, extractor fan tiled to full height.

BEDROOM 1 2.82m x 3.51m (9'4" x 11'6")

A forward facing double room with radiator and a range of fitted furniture including a triple wardrobe, bed head with drawers and additional draw unit.

EN SUITE 1.46m x 2.7m (4'10" x 8'11")

A fully tiled room appointed with a suite to include a close coupled wc, pedestal wash hand basin, glazed and tiled shower enclosure, extractor fan and radiator.

BEDROOM 2 3.68m x 4.1m (12'1" x 13'6")

A further forward facing double room with leaded bow window, radiator and a range of fitted furniture including a fitted bedhead with wardrobes and drawer units, a further 2 double wardrobes, bank of 6 drawers and coving.

BEDROOM 3 2.41m x 3.68m (7'11" x 12'1")

A side facing room with radiator and coving. (Currently used as a Study.)

BATHROOM 2.1m x 3.03m (6'11" x 9'11")

A fully tiled room appointed with a period style suite in white to include a low flush wc, pedestal wash hand basin, panelled bath, glazed and tiled shower enclosure, towel radiator, extractor fan and window to the side aspect.

OUTSIDE

The property is fronted by a brick wall beyond which there is a 6 car block paved reception area. A matching side drive leads to the substantial brick Garage/Workshop with electric roller door, electric power, 3 side windows and personnel door. Immediately to the rear there is a full width terrace which opens to a long lawned garden with fenced side boundaries and a rear wire fence which allows views across open farmland.





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.





