



West Street, Hibaldstow



3



1



2

£365,000



Key Features

- APPROX 0.3 ACRE GARDENS
- 20' LOUNGE WITH STOVE
- 5 CAR PARKING
- POLY TUNNEL
- HEAT SOURCE PUMP
- EDGE OF VILLAGE
- EPC RATING A
- COUNCIL TAX BAND D





Set in approx 0.3 acres of garden with field views to the rear this generous detached bungalow offers versatile family accommodation ideal for relaxed socialising. The 20' dual aspect lounge, with its cast iron log burner, links to the side patio - ideal for gentle summer evenings - and the 3 double bedrooms are supplemented by the garden room/office which could be an occasional bedroom if required. In addition to the single garage there is 5 car drive parking to ensure friends and family alike are catered for.

PORCH 1.99m x 1.54m (6'6" x 5'1")

A Carolina style door opens to the entrance porch with coloured stone flagged floor, 2 cupboards and door to hall.

HALL

Being T shaped in plan with radiator, coving and access to the roof space.

UTILITY STORE

A practical space with radiator, plumbing for an automatic washing machine and double glazed window

LOUNGE 6.1m x 4.22m (20'0" x 13'10")

A generous dual aspect family room with room for a dining table if required and centred on the brick built fireplace with inset cast iron log burning stove. There is also a radiator, coving, 2 ceiling roses and patio doors to the side patio.

KITCHEN 4.79m x 2.73m (15'8" x 9'0")

Appointed with a range of grey fronted units with complementary worktops with ceramic sink with cupboards under, plumbing for a dishwasher, a further 4 base units together with an additional 7 units at eye level, tiled splash areas, radiator, 5 burner gas range with chimney style extractor over, shelved pantry store and double glazed window overlooking the rear gardens.

SIDE ENTRANCE

Tiled floor and stable door to the side patio.



CLOAKROOM

Appointed with a suite in white to include a vanity wash hand basin, low flush wc, radiator and tiled floor.

BEDROOM 1 4.24m x 3.67m (13'11" x 12'0")

Enjoying views across the rear garden with radiator.

BEDROOM 2 3.12m x 3.05m (10'2" x 10'0")

A forward facing double room with radiator and built in double wardrobe.

BEDROOM 3 3.06m x 3.04m (10'0" x 10'0")

A further forward facing double room with radiator and built in double wardrobe.

GARDEN ROOM / OFFICE 3.62m x 2.41m (11'11" x 7'11")

A versatile space currently used as a Garden room with french doors to the rear, timber floor, radiator and double wardrobe with mirror doors. The room has also been utilised as an occasional bedroom.

BATHROOM 2.85m x 1.78m (9'5" x 5'10")

(Maximum measurements.) Appointed with a suite in white to include a wall mounted wash hand basin, P shaped bath with curving screen and mains fed shower over, chrome radiator, 2 windows, extractor fan, close coupled wc and tiled splash and shower areas.

OUTSIDE

The property is set well back from the road beyond a deep lawn with well established shrub and herbaceous border with small ornamental pond and a 5 car drive leads to a single brick Garage. There is a well screen flagged side patio accessed from the Lounge and a picket gate leads to the large rear gardens which again are primarily laid to lawn with a small ornamental pond, mature ornamental shrubs and small vegetable plot. A substantial poly-tunnel completes the property.

NOTE

The property benefits from an electric heat source pump. There are also solar panels which are leased from Feetricity.



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

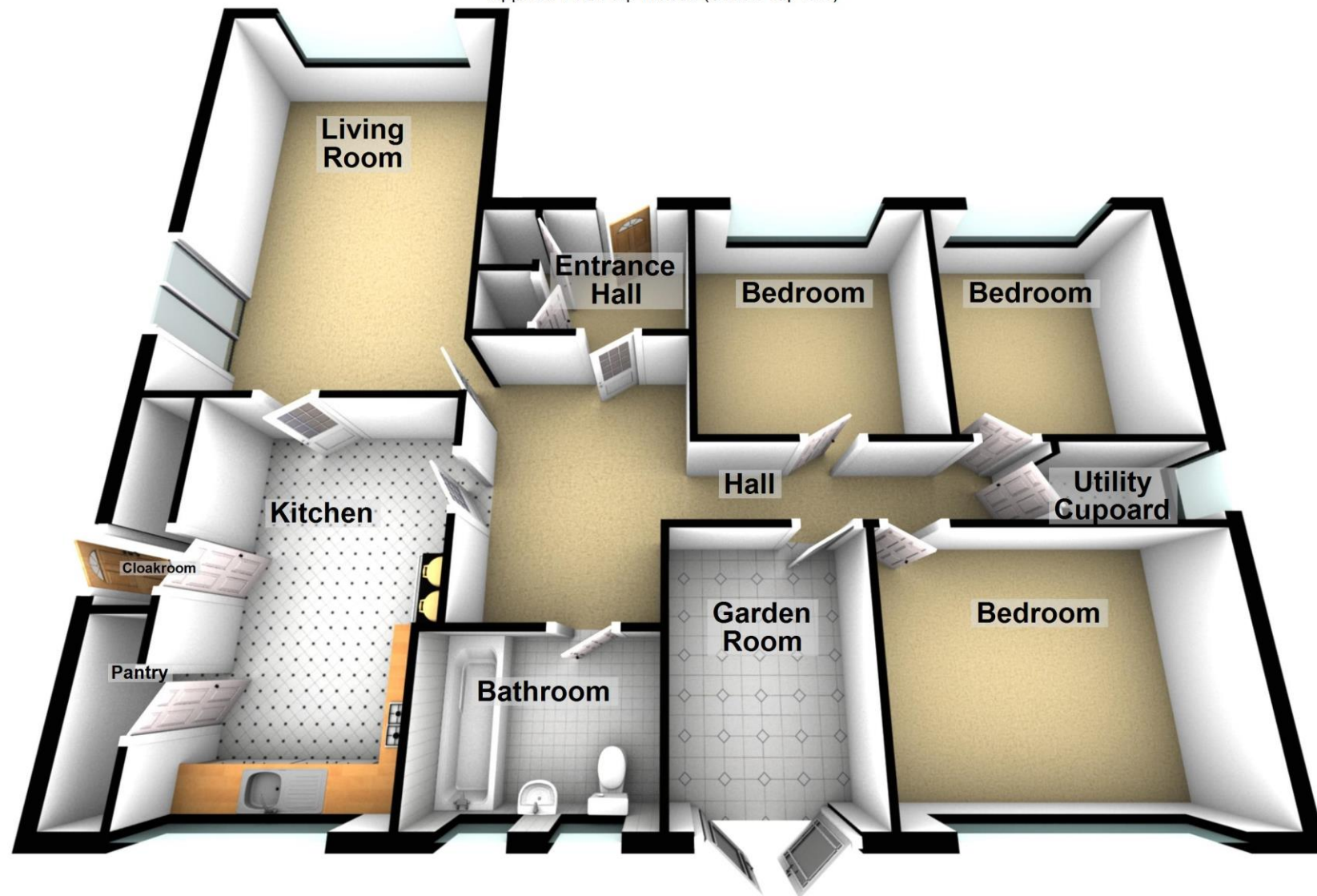
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.





Ground Floor

Approx. 111.4 sq. metres (1199.5 sq. feet)



Total area: approx. 111.4 sq. metres (1199.5 sq. feet)

Address: 55 West Street, Hibaldstow, BRIGG, DN20 9NY
RRN:

Energy Rating

Most energy efficient - lower running costs

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

Not energy efficient - higher running costs

CURRENT

99

POTENTIAL

104

England & Wales

EU Directive
2002/91/EC

