



Station Road, Hibaldstow



5



1



2

£325,000



Key Features

- NO UPWARD CHAIN
- WELL PROPORTIONED
- SECURE GARDENS
- PARKING AND GARAGE
- 2 ATTIC ROOMS
- COUNCIL TAX BAND D
- EPC RATING TBC
- FREEHOLD





Occupying a position close to the village centre this distinctive family home offers well proportioned and flexible 5 bedroom accommodation within secure gardens. The home is ideal for easy socialising with the 17' lounge leading to a 14'10 dining room with patio doors to the gardens. In addition to the large breakfast kitchen there is a useful utility room. The first floor includes 4 double and 1 single bedrooms which are served by a family bathroom with jacuzzi bath and separate shower.

Those inevitable guests are well catered for by both the attached garage and the 5 car reception parking.

RECEPTION HALL 5.42m x 2.11m (17'10" x 6'11")

A Pvcu door leads to a broad hall with dado-rail, skirting radiator and ranch balustraded staircase to the first floor with cupboard under.

LOUNGE 5.41m x 4.53m (17'8" x 14'11")

A substantial forward facing room with double glazed window overlooking the garden, radiator, coving and painted timber fire surround with Westmoorland slate fire place and open grate. A rounded archway leads to the dining room.

DINING ROOM 4.53m x 3.63m (14'11" x 11'11")

A well lit room leading to the garden via double glazed patio doors, delft rail and radiator.

BREAKFAST KITCHEN 4.06m x 4.53m (13'4" x 14'11")

A well proportioned informal social space appointed with a range of pine effect fronted units with dark work surfaces including a 1 1/2 bowl stainless steel sink unit, insert electric cooker with extractor hood over, 13 base units together with 7 units and two glass fronted china display cabinets, at eye level, radiator, coving, spotlights, tiled floor and splash areas and PVCu double glazed window to the rear aspect.

SIDE ENTRANCE

Tiled floor and Pvcu door.

UTILITY

A practical space with additional work servicing and storage units at eye level, space and plumbing for automatic washing machine, wall mounted gas fired combination boiler and Pvcu double glazed window.

CLOAKROOM

Appointed with a suite in white to include close couple WC, wall mounted, wash hand basin, radiator and PVCu double glazed window.

LANDING

Being T shaped with coving, dado rail and ranch balustrade rail.

BEDROOM 1 4.54m x 5.39m (14'11" x 17'8")

A spacious forward facing double room with radiator.

BEDROOM 2 4.63m x 2.72m (15'2" x 8'11")

A further forward facing room with radiator, laminated flooring and PVCu double glazed window.

BEDROOM 3 2.76m x 3.55m (9'1" x 11'7")

A further double room with PVCU double glazed window to the rear aspect, radiator, coving and laminated flooring.

BEDROOM 4 2.7m x 2.45m (8'11" x 8'0")

A side facing room suited for use as an office with radiator, laminate flooring and PVCU double glazed window.

BATHROOM 2.54m x 3.53m (8'4" x 11'7")

Fully tiled in natural marble effect, ceramics with a modern suite in white to include close couple WC, Jacuzzi bath with mixer tap and handheld shower attachment in tiled surround, glazed and tiled shower enclosure, double width timber washstand with twin ceramic basin, chrome radiator, PVCu double glazed window, extractor fan and spotlights. (Measurements exclude shower.)

BEDROOM 5 4.52m x 3.61m (14'10" x 11'10")

The final, rear facing double room with PVCU double glazed window, radiator, coving and laminated flooring. (Maximum measurements.)



SECOND FLOOR

A staircase leads from bedroom 5 to the ATTIC SPACE which comprises of ROOM 1 (3.09m x 5.44m) with sloping ceiling, 2 skylights, radiator and laminated floor. ROOM (2.67 x 3.10m) with sloping ceilings, skylight, Pvcu window and laminated floor.

OUTSIDE

The home is discreetly situated beyond established shrubs and ornamental wrought iron gates open the broad tarmac reception area with lawn beyond. There is also an attached garage with up and over door, electric light and power and side personnel door. The enclosed rear gardens include a broad concrete terrace/seating area together with a further lawn.

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 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.





