



Greenfield Drive, Hibaldstow



5



3



1

£242,000



Key Features

- OPEN VIEWS TO REAR
- GROUND FLOOR BEDROOM
- 2 EN SUITES
- SOLAR PANELS
- OFF ROAD PARKING
- GARDENS WITH COVERED BBQ
- EPC RATING B
- FREEHOLD





Enjoying superb views across open fields towards the Lincolnshire Wolds this detached family home has been adapted to provide flexible 5 bedroom accommodation. In addition to the bay fronted lounge and full width kitchen which opens to the rear gardens, there is a ground floor en suite bedroom ideally suited to a dependent relative. The 4 first floor bedrooms are served by both a family bathroom and further en suite. The enclosed rear gardens are designed for relaxed entertaining with a large covered bbq area with bespoke pizza oven and a decked seating area strategically placed to make the best of the country views.

ENTRANCE

A composite door with decorative inserts opens to a reception lobby with vertical radiator, laminated flooring and stair to the first floor.

LOUNGE 4.06m x 3.89m (13'4" x 12'10")

A generous forward facing family room with walk-in square bay, laminated flooring, contemporary fire surround with marbled back and hearth and inset pebble effect gas fire. (measurements exclude bay.)

DINING KITCHEN 5.38m x 3.29m (17'8" x 10'10")

A stylish, full width room linking to the enclosed gardens via bi-fold doors and appointed with a range of light oak style fronted modern units with contrasting work tops and including and inset sink with cupboards under, integrated dishwasher, return breakfast bar, an additional 6 units at eye with housing for a microwave, larder store, recess for an American style fridge/freezer, 7 burner stainless steel gas range with extractor over, tiled splash areas, Pvcu double glazed window to the rear, kick space heater and under the stair walk-in pantry.

UTILITY ENTRANCE 1.95m x 2.26m (6'5" x 7'5")

A practical space with matching storage units, space and plumbing for both an automatic washing machine and tumble dryer, radiator, laminated flooring, wall mounted gas fired boiler and side access door.

CLOAKROOM

Appointed with a suite in white to include a close coupled wc, wall mounted wash hand basin, laminated flooring and radiator.

BEDROOM 5 3.16m x 2.45m (10'5" x 8'0")

A flexible room converted from the former integral garage with Pvcu double glazed window to the front aspect, radiator and laminated flooring.

EN SUITE

An L shaped, tiled room with quadrant shower enclosure, close coupled wc, corner wash hand basin, chrome radiator and extractor fan.

LANDING

Access to the roof space and airing cupboard with insulated cylinder.

BEDROOM 1 3.94m x 3.31m (12'11" x 10'11")

A forward facing double room with Pvcu double glazed window, laminated flooring, 2 double wardrobes and radiator.

EN SUITE

Appointed with a suite in white to include a vanity unit with inset basin and wc with concealed cistern, radiator, Pvcu window, chrome radiator, spot lights and mosaic style tiled shower enclosure with rainwater shower.

BEDROOM 2 3.3m x 2.49m (10'10" x 8'2")

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

BEDROOM 3 2.51m x 2.77m (8'2" x 9'1")

Enjoying views to open farmland with Pvcu double glazed window, radiator and laminated flooring.

BEDROOM 4 2.45m x 2.49m (8'0" x 8'2")

The final rear facing room with Pvcu double glazed window, radiator and laminated flooring.



BATHROOM 2.02m x 1.85m (6'7" x 6'1")

Appointed with a suite in white to include a panelled bath with shower over, vanity unit with rectangular wash hand basin and wc, tiled to full height, chrome radiator, spot lighting and tiled floor.

OUTSIDE

The property is fronted by a neat, open plan lawn with a broad block paved reception area allowing parking for 2 cars. Immediately to the rear of the home there is a block paved terrace with raised salad, herbs and flower beds beyond which there is a further lawn leading to a decked seating area from which to enjoy the open views. There is a large covered timber pergola which forms a barbaque area with pizza oven. A large timber shed completes the property.

NOTE

The property benefits from solar panels which are owned directly by the Vendor.

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

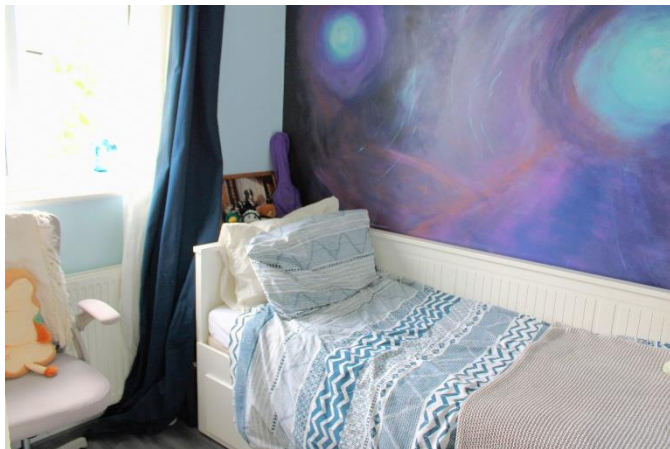
We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

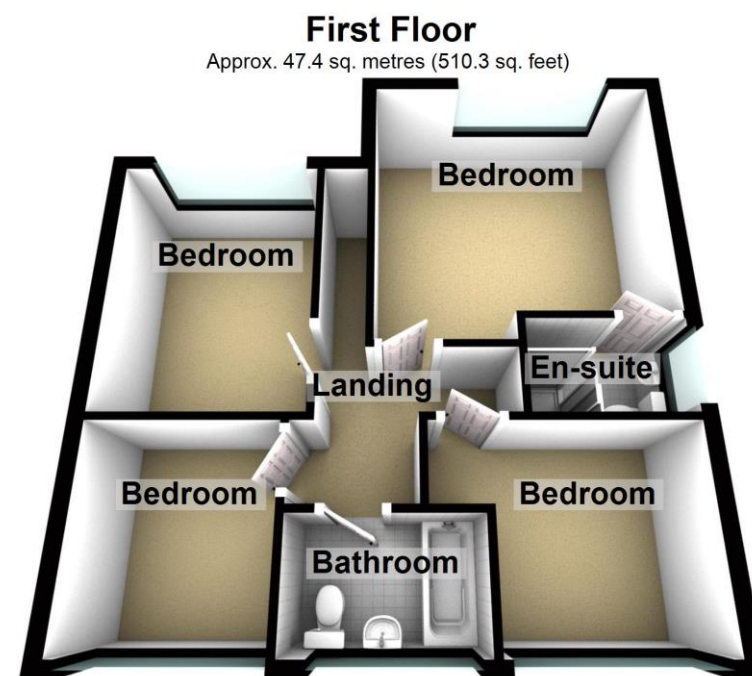
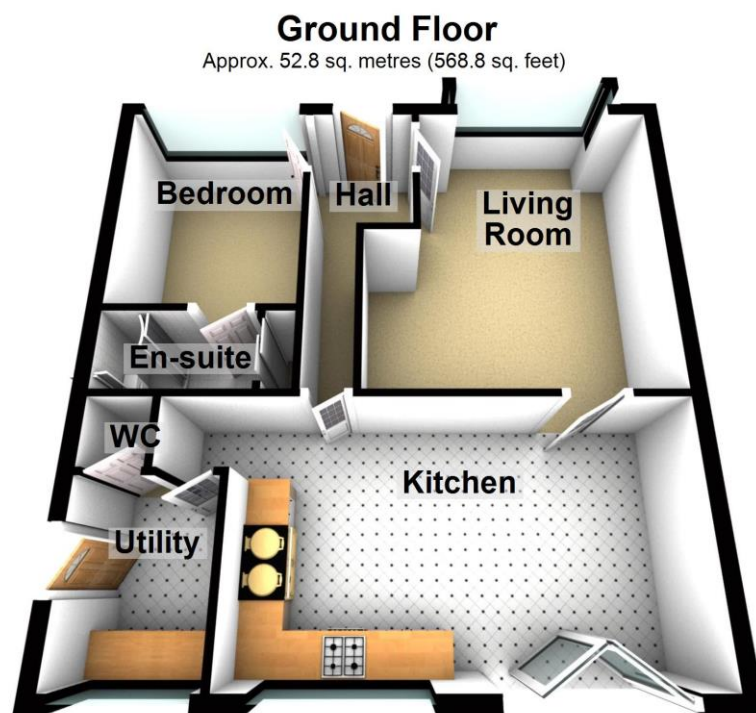
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

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 Falllowell 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.







Total area: approx. 100.3 sq. metres (1079.1 sq. feet)

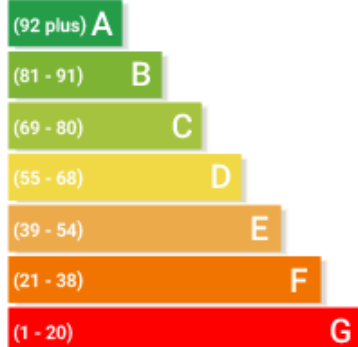
Address: 59 Greenfield Drive, Hibaldstow, BRIGG, DN20 9QE
RRN:

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



87

90

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

