



Kent Drive, Hibaldstow



3



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£175,000



Key Features

- NO ONWARD CHAIN
- EXTENSIVE PARKING
- GENEROUS LOUNGE
- SHOWER AND BATH
- ENCLOSED GARDEN
- COUNCIL TAX BAND B
- EPC RATING C
- FREEHOLD





This rarely available semi detached bungalow offers surprisingly generous 3 bedroom accommodation in the heart of the popular village of Hibadlstow. The home includes a well proportioned lounge, dining kitchen opening the the enclosed rear gardens and a bathroom with both bath and separate shower. In addition to the garage there is reception parking for 4 cars. Early insepction is advised to avoid disappointment.

ENTRANCE

A composite door leads to an entry vestibule with radiator.

LOUNGE 4.85m x 4.21m (15'11" x 13'10")

(Max Measurements) A generous forward facing, bay fronted room with space for a dining table if required. The room includes a reconstituted stone fireplace, coving, radiator and dado rail.

HALL

Centrally placed with radiator and access to the roof space.

DINING KITCHEN 4.48m x 3.53m (14'8" x 11'7")

A well lit dual aspect room with patio doors to the enclosed garden and appointed with a good range of high and low white fronted units including a sink unit, space for automatic washing machine, breakfast bar with units over, gas cooker space with extractor over, tiled floor, side entrance door and space for a dining table.

BEDROOM 1 4.1m x 3.02m (13'6" x 9'11")

A well lit forward facing double room with Pvcu double glazed window, radiator and built in double wardrobe with storage over.

BEDROOM 2 3.48m x 2.72m (11'5" x 8'11")

A further well proportioned room with double glazed window to the rear, radiator and built in single wardrobe.

BEDROOM 3 3.49m x 2.71m (11'6" x 8'11")

A side facing room with radiator.

BATHROOM 3.49m x 1.7m (11'6" x 5'7")

Appointed with a suite in white to include a panelled bath, glazed and tiled shower enclosure, close coupled wc, pedestal wash handbasin, part tiled walls, radiator, extractor fan and Pvcu double glazed window.

OUTSIDE

There is a neat lawn area with shrub borders to the front together with a block paved reception area and side drive which allows for 4 car off road parking together with a detached single garage with up and over door. A high gate leads to the rear of the home where there is a further neat lawn with block paved walks and a timber garden shed completes the home.

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 BAND

We understand that the latest Council Tax banding indicates that the property is a BAND . 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.

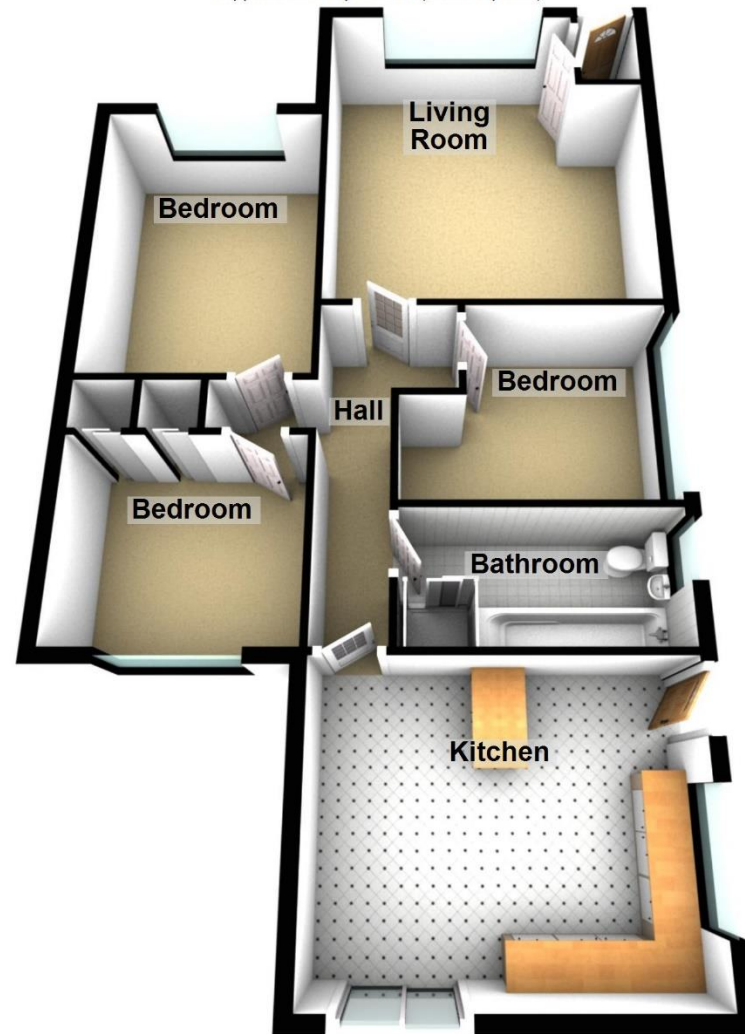






Ground Floor

Approx. 82.3 sq. metres (886.3 sq. feet)



Total area: approx. 82.3 sq. metres (886.3 sq. feet)

