



Ings Lane, Hibaldstow



3



2



2



£300,000



## Key Features

- EXTENDED BUNGALOW
- SUITED TO DEPENDENT RELATIVE
- 6.85M BEDROOM/WET ROOM
- LANDSCAPED GARDEN
- EXTENSIVE PARKING
- TANDEM GARAGE
- EPC RATING D
- FREEHOLD







## A BUNGALOW OF EXCEPTIONAL QUALITY.

This delightfully presented detached home has been extended to provide distinctive and flexible 3 bedroom accommodation within landscaped gardens.

In addition to being a beautiful family home the inclusion of a 6.85m bedroom with bespoke wet room and its own, separate access provides ideal accommodation for a dependent relative, indeed the inclusion of hard wearing floors and wide doors also allows easier movement throughout ensuring dependence does not mean confinement.

The well lit accommodation has an easy flow and the forward facing lounge with its Minster style fireplace, leads into a generous dining room and on to the beech style kitchen which enjoys views over the rear gardens. The remaining 2 bedrooms, 1 with fitted furniture, are served by a fully tiled shower room.

In addition to both the reception and driveway parking there is a detached tandem garage - ensuring that visitors and family alike are well catered for and the easily maintained gardens provide a peaceful retreat.

### RECEPTION HALL

**LOUNGE** 4.91m x 3.54m (16'1" x 11'7")

**DINING ROOM** 4.51m x 3.54m (14'10" x 11'7")

**KITCHEN** 3.78m x 3.22m (12'5" x 10'7")

**FRONT BEDROOM** 3.59m x 2.91m (11'10" x 9'6")  
( MINIMUM MEASUREMENTS. )

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

**SHOWER ROOM** 1.82m x 1.78m (6'0" x 5'10")

**REAR BEDROOM** 6.85m x 2.88m (22'6" x 9'5")

**WET ROOM** 3.62m x 1.49m (11'11" x 4'11")

### 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 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.





















Total area: approx. 111.4 sq. metres (1199.0 sq. feet)



