

12 Traffords Way, Hibaldstow,

Brigg, DN20 9HZ

Book a Viewing!

£395,000

A substantial Executive Family Home, immaculately presented and situated within a desirable, well established residential area of Hibaldstow. Arranged over three floors, the property offers an impressive amount of versatile accommodation, making it well suited to growing families and those seeking additional space to work, relax or pursue hobbies.

The ground floor provides several reception areas, including a spacious living room with a feature wood burning fireplace, separate dining room, snug and conservatory, alongside a well appointed kitchen and utility room. The first floor offers four bedrooms, two with en-suite facilities, together with a family bathroom, while the second floor provides a useful craft room or potential fifth bedroom, alongside additional storage.

Outside, the property continues to impress with a generous rear garden featuring extensive decking, lawn, paved patio and established planting. To the front, there is a spacious block paved driveway provides off-road parking for multiple vehicles and access to a detached double garage.





12 Traffords Way, Hibaldstow, Brigg, DN20 9HZ







LOCATION
Hibaldstow is a popular village in North Lincolnshire, offering a pleasant rural setting within easy reach of the market town of Brigg. Brigg provides a range of shops, cafés, public houses and everyday amenities, while the surrounding countryside offers opportunities for walking and outdoor pursuits. Road links connect the village with neighbouring towns and the wider area.

ACCOMMODATION

HALL
With composite external door to the side elevation, laminate flooring, radiator, under stairs storage, stairs rising to the first floor, doors off and access to the garage.

CLOAKROOM/WC
3' 3" x 7' 7" (0.99m x 2.31m) With laminate flooring, radiator, low level WC and wash hand basin.

SNUG
10' 11" x 13' 8" (3.33m x 4.17m) With laminate flooring, radiator, uPVC double glazed window to the side elevation and built-in storage.









LIVING ROOM
27' 11" x 13' 10" (8.51m x 4.22m) With dual radiators, uPVC double glazed windows to the side elevations, uPVC double glazed bay window to the front elevation, feature wood burning fireplace and double doors leading into the conservatory.

DINING ROOM
15' 8" x 10' 11" (4.78m x 3.33m) With laminate flooring, radiator, double doors leading to the hallway and further double doors opening into the conservatory.

CONSERVATORY
11' 5" x 23' (3.48m x 7.01m) With laminate flooring, dual radiators, uPVC double glazed windows rear aspect and uPVC double glazed French patio doors opening onto the rear decking.

KITCHEN/BREAKFAST ROOM
15' 8" x 10' 9" (4.78m x 3.28m) With tiled flooring, fitted with a range of wall and base units, integrated double electric ovens, integrated hob with extractor fan over and integrated ceramic sink, tiled splashbacks, uPVC double glazed window to the rear aspect, breakfast bar seating, space for a freestanding fridge/freezer, radiator and door leading to the utility room.

UTILITY ROOM
7' 1" x 7' 5" (2.16m x 2.26m) Tiled flooring, radiator, uPVC double glazed window and composite external door to the side aspect, fitted base units with worktops over and space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING
With radiator, uPVC double glazed window to the front aspect, doors off and stairs rising to the second floor.

BEDROOM 1
12' 8" x 13' 10" (3.86m x 4.22m) with radiator, uPVC double glazed windows to the front aspect, built-in wardrobes and door leading to the en-suite.

EN-SUITE SHOWER ROOM
2' 11" x 7' 3" (0.89m x 2.21m) With tiled flooring, radiator, low level WC, wash hand basin and integrated shower cubicle with tiled walls.

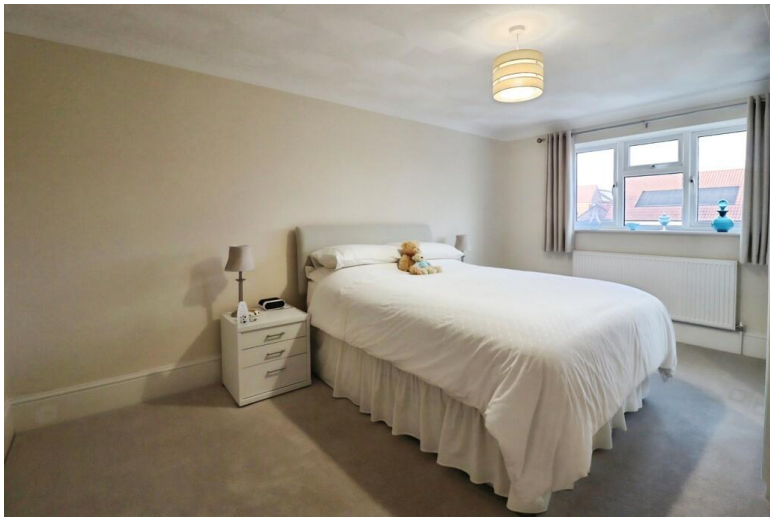
BEDROOM 2
15' 7" x 10' 9" (4.75m x 3.28m) With radiator, uPVC double glazed window to the rear aspect and door leading to the en-suite.

EN-SUITE SHOWER ROOM
3' 3" x 10' 9" (0.99m x 3.28m) Tiled flooring throughout, radiator, low-level WC, wash hand basin and integrated shower cubicle with tiled walls.

BEDROOM 3
11' 4" x 13' 11" (3.45m x 4.24m) With radiator, uPVC double glazed window to the rear aspect and built-in storage cupboard.









BEDROOM 4
11' 4" x 10' 11" (3.45m x 3.33m) With radiator and uPVC double glazed windows to the rear aspect.

BATHROOM
8' 1" x 10' 9" (2.46m x 3.28m) With tiled flooring, radiator, low level WC, wash hand basin, integrated bath with dual taps and showerhead, separate integrated corner shower cubicle, uPVC double glazed frosted window to the side aspect and tiled walls.

SECOND FLOOR LANDING
With doors off and stairs leading to the first floor.

STORE ROOM
13' 1" x 10' 4" (3.99m x 3.15m) With laminate flooring, radiator and access to the eaves.

CRAFT ROOM/BEDROOM 5
13' 1" x 17' 7" (3.99m x 5.36m) With radiator.

DOUBLE GARAGE
18' 1" x 18' 1" (5.51m x 5.51m) The property benefits from a detached double garage with two electric up-and-over doors to the front aspect, power and lighting supply, internal door leading to the hallway, uPVC double glazed frosted window to the side aspect, loft space above and boiler location.

OUTSIDE FRONT
The property is approached via a spacious block paved driveway providing off-road parking for multiple vehicles and access to the detached double garage. A small gravelled area with mature shrubs adds to the frontage, alongside a well maintained lawn and paved patio leading to the front entrance. Side access provides a route through to the rear garden.

OUTSIDE REAR
The generous rear garden offers a combination of lawn, patio and entertaining space. A large wooden decking area provides ample room for outdoor seating, complemented by raised flowerbeds, mature trees, shrubs and established planting.

There is also a well maintained lawn and a paved patio to the side, together with a freestanding garden shed. Side access leads back to the front of the property.









KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E (North Lincolnshire Council).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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