







Sargents Way, Hibaldstow, Brigg, DN20 9FD

£220,000

- NO UPWARD CHAIN
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE
- POPULAR VILLAGE LOCATION
- CUL-DE-SAC POSITION
- EPC: C COUNCIL TAX BAND: B
  TENURE: FREEHOLD

NO ONWARD CHAIN

Bell Watson are delighted to present this attractive detached bungalow, occupying a pleasant cul-de-sac position on Sargents Way in the popular village of Hibaldstow. Offered to the market with NO ONWARD CHAIN, the property provides well-proportioned and comfortable accommodation, ideally suited to those looking to downsize or anyone seeking the convenience of single-storey living.

The accommodation briefly comprises a spacious lounge, fitted kitchen, two well-proportioned double bedrooms and a three-piece family bathroom. Externally, the property enjoys an enclosed rear garden, together with a driveway providing off-road parking and a garage, offering additional storage and convenience.

Early viewing is highly recommended to fully appreciate the accommodation and desirable position on offer.













Situated within the picturesque and highly desirable village of Hibaldstow, near Brigg, Sargents Way enjoys a peaceful cul-de-sac setting whilst remaining conveniently placed for local amenities and transport links. The village offers a welcoming community atmosphere, well-regarded schooling and a range of everyday amenities, making it an appealing choice for a variety of purchasers. Combining a pleasant village location with the convenience of single-storey living, this delightful detached bungalow presents an excellent opportunity for those looking to downsize, first-time buyers or anyone seeking a quieter lifestyle without compromising on convenience.

ACCOMMODATION

The spacious accommodation offers a practical and well-planned layout. Arranged across a single level, it provides spacious and convenient living, with a good flow between rooms. The layout is versatile and well suited to a range of buyers, offering both comfort and functionality.

HALLWAY

The entrance hallway is accessed via a uPVC glazed entrance door and features carpeted flooring, a radiator, coving and a pendant ceiling light. Further benefits include a smoke detector, loft access, a useful storage cupboard incorporating a radiator, shelving and coat hooks, together with an additional airing cupboard fitted with built-in shelving.

LOUNGE 5.28 M X 2.67 M

The spacious rear-facing lounge enjoys pleasant views and direct access to the garden patio via uPVC French doors. The room is finished with carpeted flooring, coving, a radiator and a pendant ceiling light, creating a comfortable and inviting living space.

KITCHEN 3.28 M X 2.36 M

The fitted kitchen enjoys views to the front aspect and offers a range of beech wall and base shaker-style units, complemented by brushed stainless steel handles, co-ordinating work surfaces and a tiled splashback. There is a stainless steel one-and-a-half bowl sink with drainer and mixer tap, together with a built-in electric oven, four-ring electric hob and extractor fan above. A uPVC window is positioned above the sink, providing natural light, whilst a further uPVC door offers convenient access to the garden. Additional features include recessed ceiling spotlights, a radiator, coving and under-counter space for a fridge/freezer.

BEDROOM ONE 3.33 M X 2.82 M

Bedroom one is a well-proportioned double bedroom positioned to the rear aspect of the property, enjoying natural light via a uPVC window. The room is finished with carpeted flooring, coving, a radiator and a pendant ceiling light fitting.

BEDROOM TWO 3.48 M X 2.87 M

Bedroom two is a well-proportioned double bedroom positioned to the front aspect of the property, enjoying natural light via a uPVC window. The room is finished with carpeted flooring, coving, a radiator and a pendant ceiling light fitting, together with a TV aerial point.

BATHROOM 2.08 M X 1.80 M

The partially tiled three-piece family bathroom comprises a panelled bath with shower over and glazed shower screen, a pedestal hand wash basin and a low-level flush WC. The bathroom further benefits from vinyl flooring, a radiator, recessed ceiling spotlights and a uPVC window to the side elevation providing natural light and ventilation.

STEP OUTSIDE

To the front of the property is a low-maintenance garden, predominantly laid to lawn, alongside ample tarmac off-road parking for two vehicles, leading to an attached single garage. The garage benefits from power and lighting, an up-and-over door and houses the boiler. A paved pathway continues around the property, with a wooden side access gate leading through to the rear garden.

The enclosed rear garden is predominantly laid to lawn and further benefits from a paved patio seating area and an additional pebbled seating area, providing pleasant spaces for outdoor relaxation and entertaining. The garden is enclosed by wooden fencing, offering a good degree of privacy.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

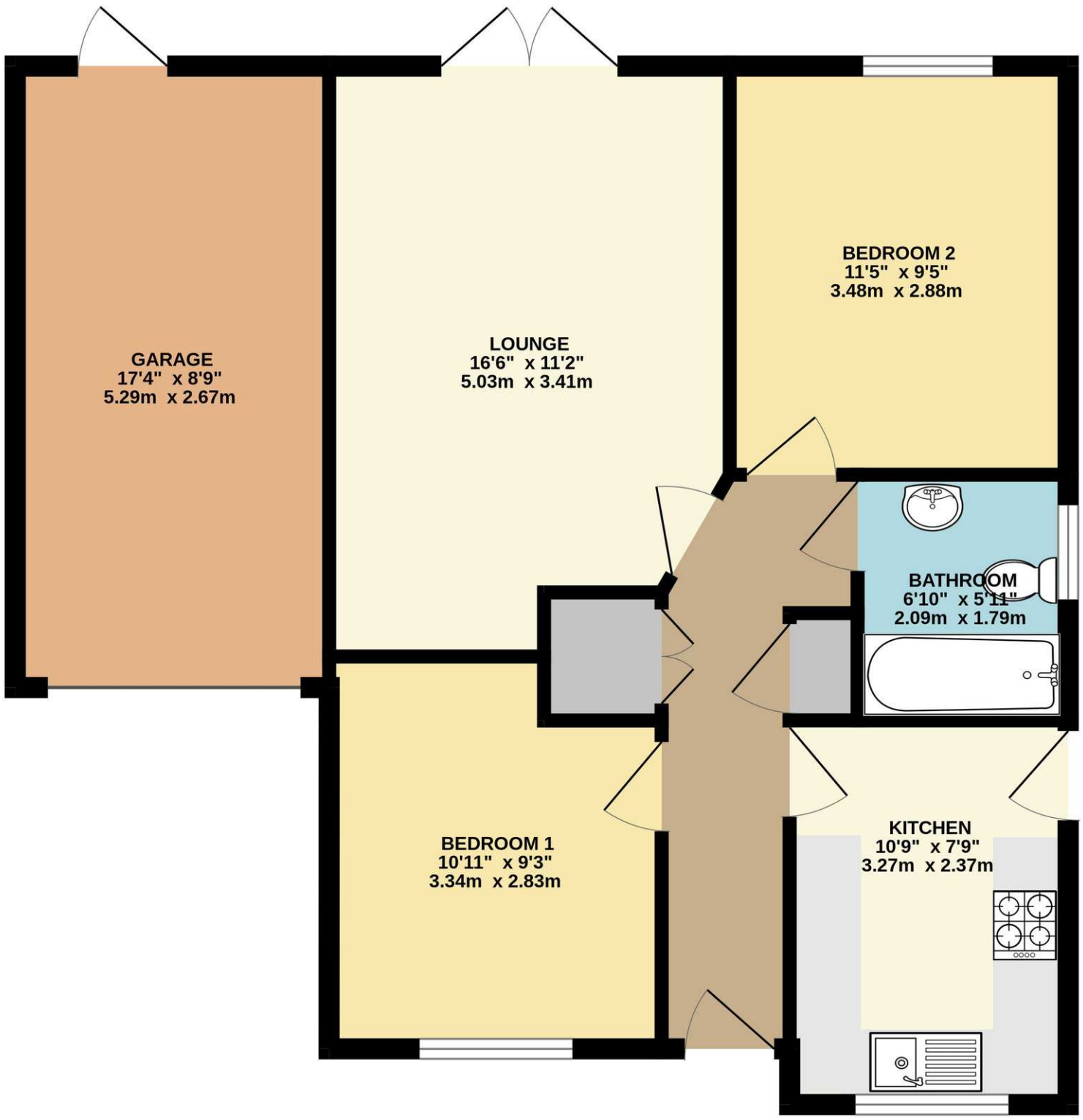
COUNCIL TAX BAND

The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council.





GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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