



## 15 Barnside, Hibaldstow

£141,880 Freehold

AN IMPRESSIVE BRAND NEW SEMI-DETACHED HOUSE • DISCOUNTED MARKET SALE • ATTRACTIVE STONE FRONTAGE • STYLISH FITTED KITCHEN & BATHROOM • EXCELLENT  
HIGHLY SOUGHT AFTER VILLAGE LOCATION • BLOCK PAVED DRIVEWAY  
• 10 YEAR STRUCTURAL WARRANTY



**paul fox**  
the family estate agents

DISCOUNTED MARKET SALE - A stylish brand new 2 bed semi-detached, stone fronted house situated centrally within the highly desirable village of Hibaldstow.

Council Tax band: TBD

Tenure: Freehold

- AN IMPRESSIVE BRAND NEW SEMI-DETACHED HOUSE
- DISCOUNTED MARKET SALE
- ATTRACTIVE STONE FRONTAGE
- STYLISH FITTED KITCHEN & BATHROOM
- EXCELLENT SPECIFICATION
- 2 DOUBLE BEDROOMS
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- BLOCK PAVED FRONT DRIVEWAY
- PRIVATE ENCLOSED GARDEN
- 10 YEAR STRUCTURAL WARRANTY





### **Dining Kitchen**

13' 9" x 15' 0" (4.20m x 4.56m)

Enjoys a dual aspect with front and side uPVC double glazed windows and front composite double glazed entrance door with patterned leaded glazing. The kitchen enjoys an attractive range of shaker style furniture with brushed aluminium style pull handles enjoying a complementary patterned worktop that incorporates a single sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with extractor, integral fridge freezer, plumbing for a washing machine, attractive wooden style flooring with underfloor heating, traditional straight flight staircase leads to the first floor accommodation with under stairs storage, open spell balustrading and with an under the stairs cloakroom.

### **Under Stairs Cloakroom**

Has a low flush WC in white, wooden style flooring and ceiling spotlight.

### **Rear Lounge**

13' 9" x 9' 7" (4.20m x 2.93m)

With rear uPVC double glazed French doors leading out to the garden with adjoining side lights and attractive wooden flooring with underfloor heating.





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### **First Floor Landing**

6' 2" x 6' 2" (1.88m x 1.88m)

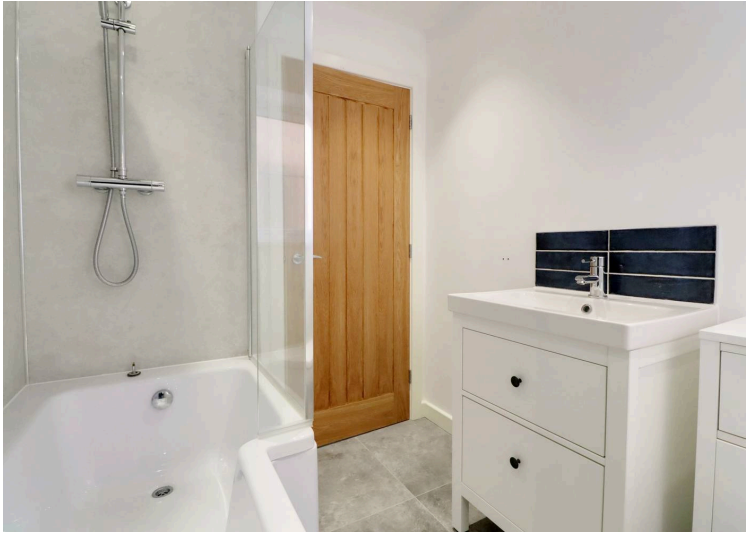
Continuation of open spell balustrading and doors off to;

### **Rear Bedroom 1**

13' 9" x 9' 8" (4.20m x 2.95m)

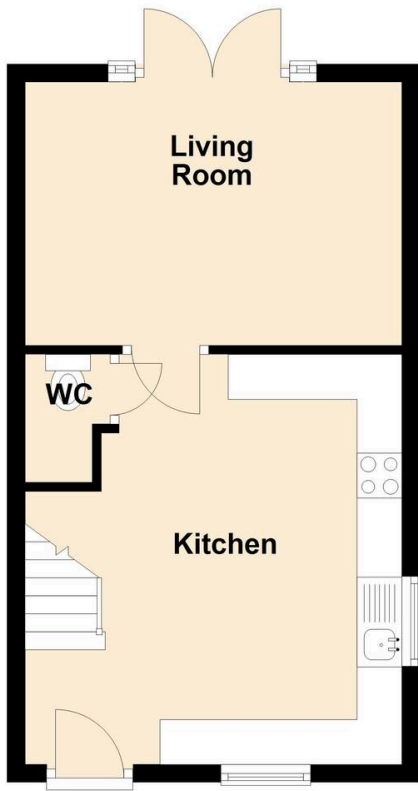
Rear uPVC double glazed window.





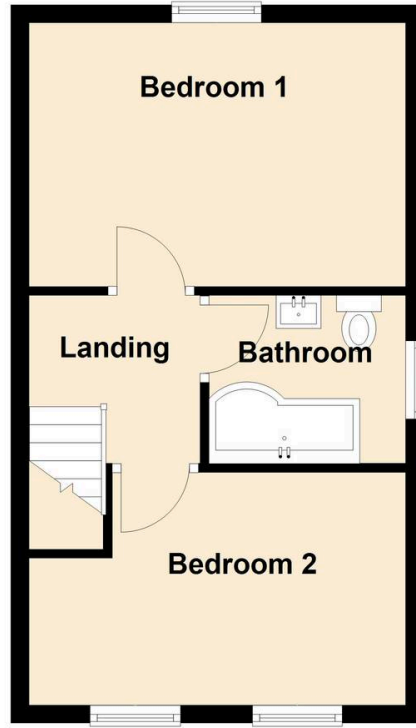
### Ground Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



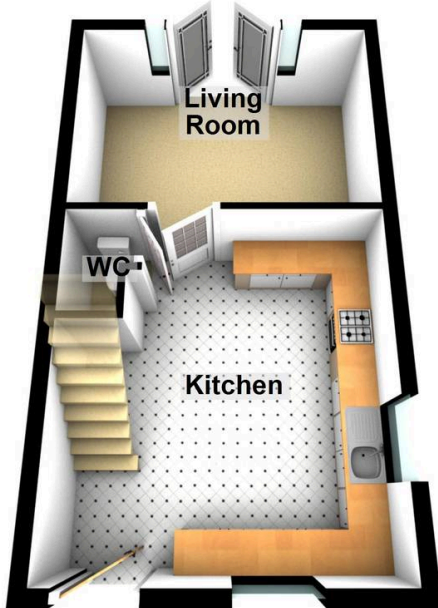
### First Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



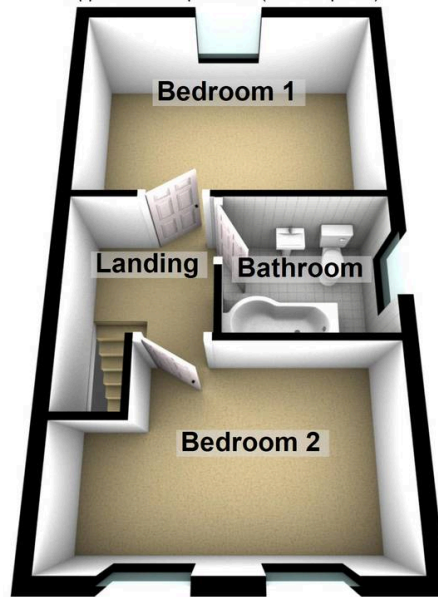
### Ground Floor

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### First Floor

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Total area: approx. 63.8 sq. metres (687.1 sq. feet)

You can include any text here. The text can be modified upon generating your brochure