



45 West Street, Hibaldstow, Hibaldstow,  
North Lincolnshire, DN20 9NY

**£420,000**

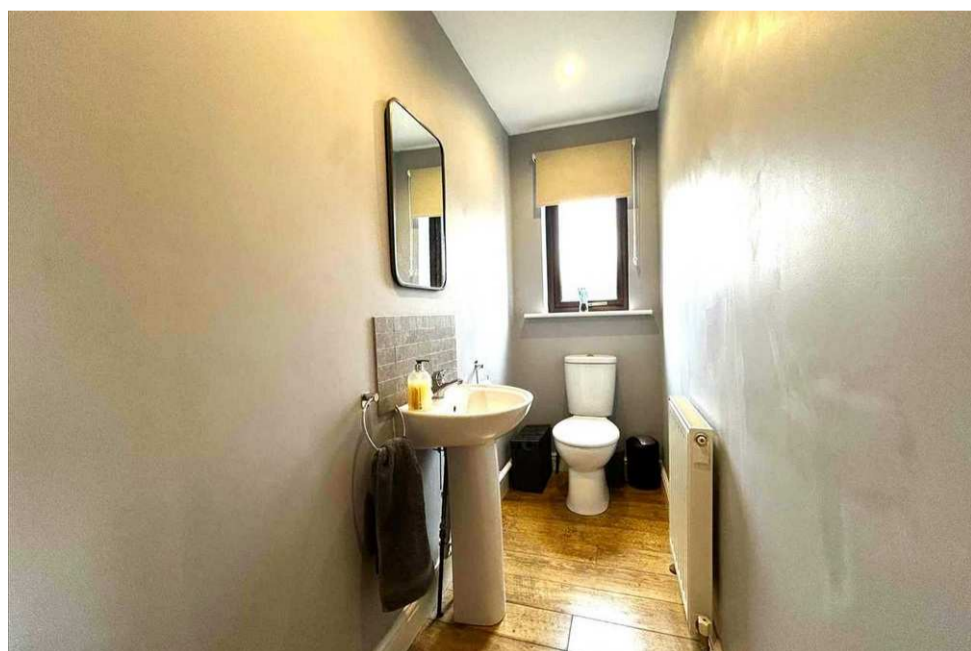
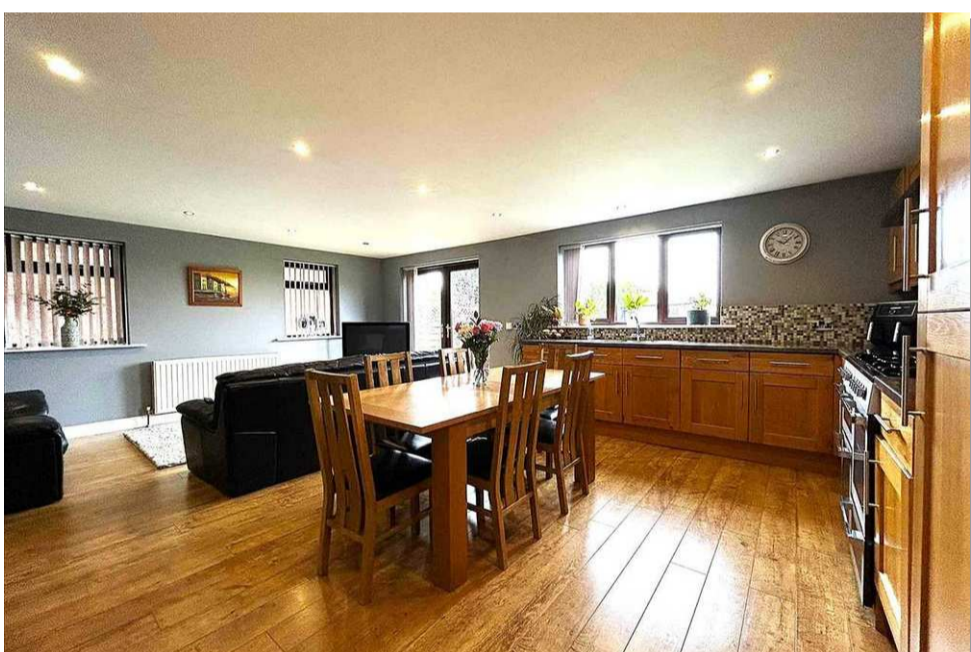


- Executive Detached House
- Four Spacious Bedrooms
- Two En-Suites
- Generous Kitchen/Diner
- Ample Off-Road Parking and Integral Garage
- Popular Village Location
- Enclosed Rear Garden
- Open Countryside Views
- Council Tax Band F
- Must Be Viewed!!

A well-presented, executive detached family home is arranged over three floors and is situated in a sought-after village location, enjoying outstanding open countryside views to the rear. The versatile accommodation is arranged over three floors and briefly comprises a central front entrance hallway, cloakroom, an impressive main living room, and a spacious open-plan fitted dining kitchen with access to the rear garden, complemented by a matching utility room.

The first floor offers four generous double bedrooms, including two contemporary en-suite shower rooms, along with a modern family bathroom. To the second floor is a large loft room featuring attractive deep Velux windows, ideal for use as additional bedrooms, a home office, gym, or family room.

Externally, the property benefits from ample off-road parking to the front, providing direct access to an integral garage. The private, enclosed rear garden is mainly laid to lawn and enjoys superb open views. Further features include uPVC double glazing and a modern gas-fired central heating system. EPC rating C.



Nestled in the heart of the Lincolnshire countryside, Hibaldstow is a charming and well-connected village offering the perfect balance of rural tranquility and everyday convenience. Located just a short drive from Brigg and within easy reach of Scunthorpe, the village benefits from local amenities including a primary school, village shop, pub and leisure facilities, while enjoying excellent road links via the nearby M180 for commuting across the region. Surrounded by open farmland and picturesque walking routes, Hibaldstow provides an idyllic setting for families and professionals seeking countryside living without compromising on accessibility.

#### ACCOMODATION

Arranged over three floors.

#### HALL

The property is accessed via a mahogany-effect uPVC double-glazed front entrance door with adjoining decorative glazed side light. The entrance hall features oak-style laminate flooring and a single-flight staircase rising to the first-floor accommodation with open spindle balustrade and a matching newel post. Additional features include a wall-mounted alarm keypad, electronic thermostatic control, an internal door providing access to the integral garage, and further internal doors.

#### LOUNGE 5.50 M X 3.56 M

Enjoying a dual aspect, the room features a prominent front box bay uPVC double-glazed window along with two matching side uPVC double-glazed windows, allowing for excellent natural light. The oak-style laminate flooring continues throughout, complemented by a feature gas coal-effect fire set on a projecting marble hearth with matching surround, backing and mantle, along with a TV point.

#### KITCHEN/DINER 6.63 M X 5.10 M

This generous family space enjoys a dual aspect with rear twin uPVC double glazed French doors which allow access to the non-overlooked rear garden, two twin side uPVC double glazed windows and a further rear uPVC double glazed window. The kitchen enjoys an extensive range of oak shaker style low level units, drawer units and wall units with brushed aluminium style pull handles with a patterned working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side with attractive tiled splash backs, plumbing for a dishwasher, space for a tall American fridge freezer, 7-ring gas hob with underneath electric double oven with overhead canopied extractor fan in black with downlighting, ceiling spotlights, continuation of oak style laminate flooring, TV input and internal door to the utility room.

#### UTILITY ROOM 5.10 M X 1.72 M

The utility room is accessed via a rear uPVC double-glazed entrance door with adjoining uPVC double-glazed window, providing direct access to the rear garden. Fitted with complimentary matching units to the kitchen, the room offers plumbing for an automatic washing machine, an inset stainless steel sink with block mixer tap and side drainer, and space for an under-counter fridge.

#### CLOAKROOM

The cloakroom benefits from a side uPVC double-glazed window with frosted glazing, continuation of the laminate flooring, and a white two-piece suite comprising a pedestal hand wash basin with a tiled splash back and a low-flush W.C. Additional features include inset ceiling spotlights.

#### FIRST FLOOR LANDING

The landing features a front uPVC double-glazed window and a further single-flight staircase rising to the second-floor accommodation with open spindle balustrading and a matching newel post.

#### MASTER BEDROOM 5.00 M X 4.20 M

The bedroom enjoys a rear uPVC double-glazed window and benefits from a range of attractive fitted pine-fronted wardrobes with brushed aluminium-effect pull handles, and access into the en-suite shower room.

#### EN-SUITE SHOWER ROOM 2.10 M X 1.66 M]

The en-suite benefits from a side uPVC double-glazed window with frosted glazing and is fitted with a white three-piece suite comprising a corner walk-in shower cubicle with raised tray, chrome mains shower with overhead fitting, Mermaid boarding and curved glazed sliding

doors, a pedestal wash hand basin, along with a low-flush WC. Additional features include ceiling spotlights and cushioned flooring.  
**BEDROOM TWO 4.00 M X 3.56 M**  
The room benefits from a front uPVC double-glazed window, a TV point.

#### EN-SUITE SHOWER ROOM 2 1.42 M X 1.67 M

The en-suite is fitted with a white three-piece suite comprising a corner walk-in shower cubicle with raised tray and overhead chrome mains shower with curved glazed doors, a low-flush WC, and a pedestal wash hand basin.

#### BEDROOM THREE 4.19 M X 3.56 M

The room benefits from a rear uPVC double-glazed window and a TV point.

#### BEDROOM FOUR 4.19 M X 2.54 M

The room benefits from a front uPVC double-glazed window.

#### FAMILY BATHROOM 2.62 M X 2.44 M

The bathroom benefits from a side uPVC double-glazed window with frosted glazing and is fitted with a white four-piece suite comprising a walk-in corner shower cubicle with raised tray and overhead chrome mains shower with curved twin glazed doors and Mermaid boarding, a low-flush WC, a pedestal wash hand basin with tiled splash backs, and a panelled bath with additional tiled splash backs. Further features include cushioned flooring and inset ceiling spotlights.

#### LOFT ROOM 5.38 M X 8.53 M

The room is enhanced by three deep rear-facing Velux skylights, allowing an abundance of natural light to flood the space, complemented by inset ceiling spotlights. Additional features include access to loft storage and useful eaves storage areas, providing excellent versatility and practicality for a range of uses.

#### STEP OUTSIDE

To the front, the property benefits from a generous, low-maintenance garden comprising a large gravelled area alongside an adjoining block-paved driveway, providing ample off-street parking. The frontage is enhanced by attractive planted borders, twin wrought-iron entrance gates, and a combination of boundary walling and secure fencing. Block-paved pathways to either side of the property provide convenient access to the rear. The property enjoys a mature, private, and fully enclosed garden, boasting superb open countryside views. The garden features well-stocked planted borders and a predominantly laid-to-lawn area, complemented by a feature timber canopied pergola ideal for outdoor seating and entertaining. The space is further enclosed by secure boundary walling and established hedging, offering a high degree of privacy and an idyllic setting.

#### GARAGE

The integral garage is fitted with an automatic front roller door and benefits from full power and lighting, along with a wall-mounted modern Vaillant gas combi boiler. Externally, the garden further features an aluminium-glazed greenhouse and an attractive timber summerhouse, providing excellent additional storage and leisure space.

#### FIXTURES AND FITTINGS

All built in appliances, blinds, 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

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







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