



Barley Close, Hibaldstow



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£250,000



## Key Features

- No upward Chain
- Sought After Location
- 6.15m Lounge Diner
- Refurbished Shower Room
- Secure Rear Gardens
- Driveway Parking and Garage
- EPC rating TBC
- Freehold





Situated in a sought after and rarely available residential area this delightful home offers surprisingly generous 2 bedroom accommodation. The home lends itself to warm socialising with a 6.15m Lounge/diner providing enough space for both family gatherings and more formal entertaining all catered for from the well appointed kitchen. The refurbished shower room serves the double bedrooms - both of which overlook the enclosed, rear garden for maximum privacy. The integral garage, which could become further accommodation if required, is supplemented by the 2 car reception drive.

Offered with the benefit of no upward chain this delightful bungalow should be top of everybody's viewing list.

#### ENTRANCE

A Pvc door and screen opens to a vestibule with door to garage and radiator in grille.

#### LOUNGE / DINER 6.15m x 5.87m (20'2" x 19'4")

An outstanding dual aspect social space ideal for both informal and formal celebrations. The seating area is centred on the decorative fire surround with marbled hearth and inset electric fire. (max measures)

#### INNER HALL

A L shaped hall allowing access to all rooms and including a radiator in grille, access to the roof space, airing cupboard and further storage cupboard.

#### SHOWER ROOM 2.56m x 1.63m (8'5" x 5'4")

A refurbished, fully panelled room appointed with a suite to include a walk-in glassed shower enclosure with electric shower, close coupled wc, pedestal wash hand basin, chrome radiator, radiator and extractor fan.

#### KITCHEN 3.64m x 2.56m (11'11" x 8'5")

Over looking the rear garden and extensively appointed with a range of cream fronted high and low units with wood grain style tops to include an inset stainless steel sink unit, fitted 4 burner gas hob with extractor over and oven under, space for an upright fridge/freezer, plumbing for a washing machine, fitted plate rack and dresser top unit, tiled splash areas and side entrance door.

#### BEDROOM 1 4.57m x 3.34m (15'0" x 11'0")

A generous, rear facing double room with ample space for wardrobes to be fitted. (max measurements.)

#### BEDROOM 2 2.69m x 2.56m (8'10" x 8'5")

A further rear facing double room.

#### OUTSIDE

The property enjoys a broad, open frontage to Barley Close and is set back beyond a neat lawn. A 2 car block drive with establish shrub side screen leads to the attached GARAGE ( 5.35m x 2.62m ) with up and over door, fitted work bench and wall mounted gas fired heating boiler. Gated walkways lead to the enclosed rear of the home which features a central lawn with broad flagged walkways, garden shed and summer house.

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We will receive a portion of the fee to cover the administration of this process.

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