



6 RYE WALK

HIBALDSTOW, DN20 9FS

£250,000
FREEHOLD

Rye Walk is a gorgeous three-bedroom semi-detached home, built by the award-winning Keigar Homes in Lincolnshire and tucked away in a quiet cul-de-sac.



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DESCRIPTION

With its attractive stone frontage, the property has a real sense of character from the outset.

Inside, the home opens into a welcoming entrance hall with stairs rising to the first floor. The dual-aspect living room is bright and spacious, with French doors opening onto the rear garden. There is also a beautifully appointed kitchen breakfast room, fitted with a good range of shaker-style units, integrated appliances, and its own French doors leading outside. A separate utility room and ground floor WC complete the downstairs layout.

Upstairs, the property offers three generous double bedrooms. The principal bedroom benefits from its own en-suite shower room, while a well-sized family bathroom serves the remaining bedrooms.

Outside, the rear garden is lovely and easy to maintain. The property also benefits from a garage and off-road parking for a couple of cars. In addition, the current vendor has cleverly converted the carport into a home gym, which could just as easily be used as a studio or home office, tucked away from the main house.

A highly recommended home in a sought-after setting.

ENTRANCE

Accessed through a composite door with window to each side, stairs to the first floor and a radiator.

LIVING / DINING ROOM

With a uPVC double glazed window to front aspect, uPVC double glazed French doors to rear aspect and radiators X 2.

KITCHEN BREAKFAST ROOM

With a uPVC double glazed window and French doors to rear aspect, range of wall and base units with quartz

worktops and a sink, integrated dishwasher, integrated fridge/freezer, eye level electric fan assisted oven and grill, induction hob with extractor fan, space for a dining table and a radiator.

UTILITY/ WC

With a uPVC window to side aspect, wall and base unit with quartz worktop and sink, space for a washing machine and dryer, housing boiler, WC and a radiator.

FIRST FLOOR LANDING

With Velux style windows X 2, radiator and storage cupboard.

BEDROOM ONE

With a uPVC double glazed window to rear aspect, radiator and air con.

BEDROOM ONE EN-SUITE

With an opaque uPVC double glazed window, walk in shower, WC, vanity housed hand wash basin and a chrome towel heater.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

FAMILY BATHROOM

With a uPVC double glazed window to front aspect, P shaped bath with overhead shower, WC, hand wash basin and a radiator.

EXTERNALLY

The front of the property has a block paved driveway providing off street parking leading to the garage with electric roller shutters door, with a lawned garden. The car port has been converted into a home gym with sliding doors. The rear garden is fully enclosed, laid to lawn with a patio area.



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ADDITIONAL INFORMATION

Local Authority –

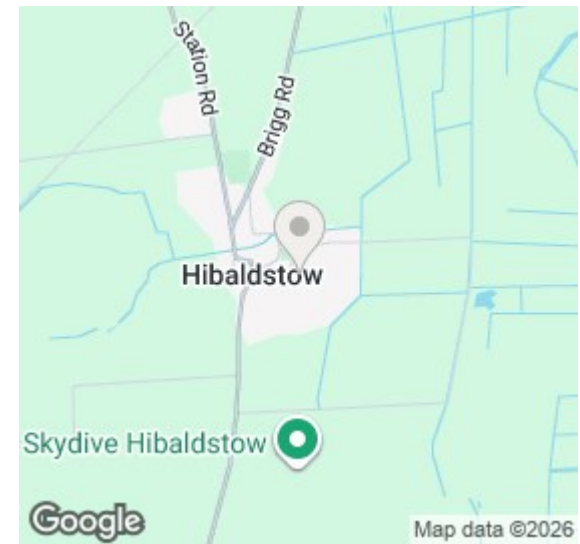
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1173.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

01724 642002

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