

- CHAIN FREE!
- Semi Detached House
- New Boiler 2025
- 3 Bedrooms
- 24ft5 Lounge/Diner
- 18ft6 Kitchen
- Enclosed Rear Garden
- Potential for Off Street Parking

Station Road, Hibaldstow, DN20 9EB,  
£145,000



Offered for sale with NO ONWARD CHAIN in the sought after village of Hibaldstow is this deceptively spacious semi detached house on Station Road. Complete with a new gas central heating boiler (new January 2025), the accommodation briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance hall with storage cupboard/pantry, dual aspect 24ft5 lounge/diner and kitchen overlooking the rear garden. Outside the property currently has an enclosed lawned garden to the rear with a paved patio area and shed. There is potential for off street parking to the rear, accessed via West Street with legal right of way granted and previous hard standing was installed. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



## Entrance Hall

Having uPVC double glazed front entrance door, radiator, coved ceiling and stairs rising to the first floor with storage cupboard/pantry beneath.

## Lounge/Diner

10' 0" x 24' 5" (3.05m x 7.44m)

Having uPVC double glazed windows to the front and rear aspects, two radiators, coved ceiling and feature fireplace.

## Kitchen

5' 8" x 18' 6" (1.73m x 5.63m)

Having uPVC double glazed windows to the rear and side aspects, uPVC double glazed door to the side aspect, gas central heating boiler (new January 2025), radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for white goods.



## First Floor Landing

Having uPVC double glazed window to the side aspect and loft access.

## Bedroom 1

10' 5" x 11' 3" (3.17m x 3.43m)

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.



## Bedroom 2

8' 6" x 12' 4" (2.59m x 3.76m)

Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.

## Bedroom 3

7' 0" x 8' 9" (2.13m x 2.66m)

Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.



## Bathroom

5' 5" x 5' 5" (1.65m x 1.65m)

Having uPVC double glazed window to the front aspect, panelled bath with hand held shower attachment and electric shower over, wash hand basin, WC, radiator and ceiling spotlights.

## Outside Front

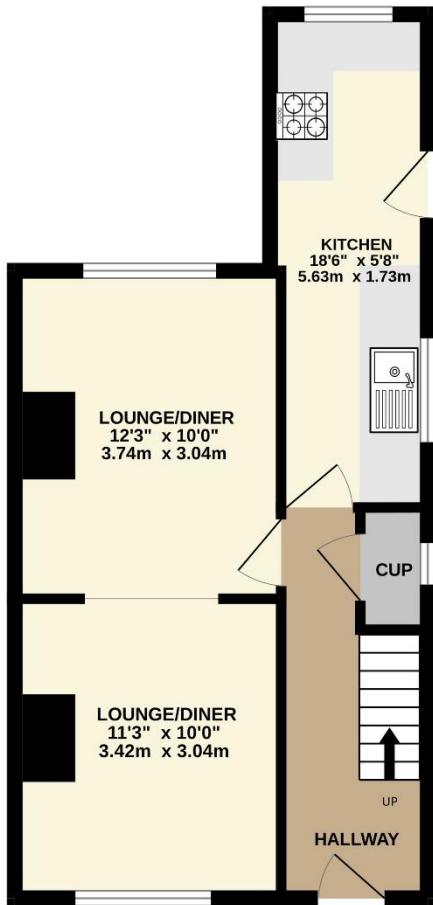
Having gated access to a pathway which leads the front door or down the side through a further gate to the rear garden.

## Outside Rear

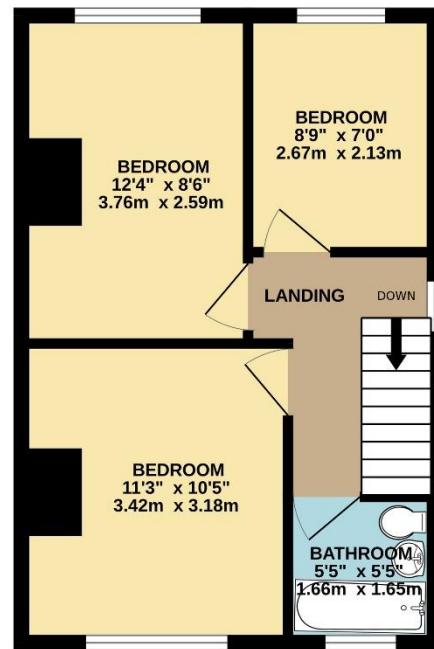
The enclosed rear garden is mainly laid to lawn with a fenced surround, gate to the rear, paved area, outside socket and shed. There is potential for off street parking to the rear, accessed via West Street with legal right of way granted and previous hard standing was installed.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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