



3 ROBINSONS GROVE

BRIGG, DN20 9QB

£240,000
FREEHOLD

A beautifully presented four-bedroom detached family home situated within the popular village of Hibaldstow. Offering a spacious lounge, modern fitted kitchen with integrated appliances, separate dining room, conservatory, ground-floor cloakroom, principal bedroom with en-suite and a family bathroom. Outside, the property benefits from ample driveway parking, a detached single garage and a generous private rear garden with multiple entertaining areas and an impressive covered garden bar.



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DESCRIPTION

Robinsons Grove, Hibaldstow

A beautifully presented four-bedroom detached family home offering spacious and versatile accommodation, together with a generous private rear garden designed with family life and entertaining in mind.

Entering through the welcoming hallway, stairs rise to the first floor while glazed oak doors lead into the main reception rooms. Attractive panelled walls add character to the space and continue onto the first-floor landing.

The spacious front-facing lounge is beautifully presented and features a large square bay window, allowing plenty of natural light, together with an attractive feature fireplace that creates a warm and inviting focal point.

The modern fitted kitchen offers an excellent range of stylish grey shaker-style units, wood-effect work surfaces and patterned tiled splashbacks. Integrated appliances include an electric oven, hob, extractor, washing machine, fridge and freezer. The kitchen opens into the separate dining room, which comfortably accommodates a family dining table and benefits from French doors opening directly onto the rear garden.

A bright conservatory provides a further versatile reception space overlooking the garden and could be used as an additional sitting room, playroom or home office. Completing the ground-floor accommodation is a modern cloakroom fitted with a WC and vanity wash hand basin.

To the first floor, the panelled central landing provides access to four bedrooms and the family bathroom. The spacious principal bedroom features a square bay

window and has the added benefit of its own en-suite shower room. There are three further bedrooms, offering flexibility for family members, guests or those requiring a dedicated workspace. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower above, pedestal wash hand basin and WC.

Outside, the property enjoys ample off-road parking to the front, with the driveway continuing through gated access to a detached brick-built single garage.

The generous and private rear garden is a particular feature of the home. Predominantly laid to lawn and enclosed by established hedging, it provides plenty of space for children and pets. A range of decked and artificial lawn seating areas create excellent spaces for relaxing and entertaining, complemented by an impressive covered garden bar—perfect for summer gatherings with family and friends.

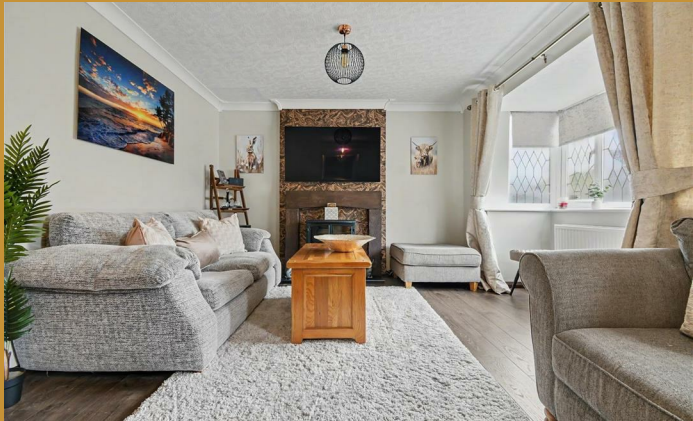
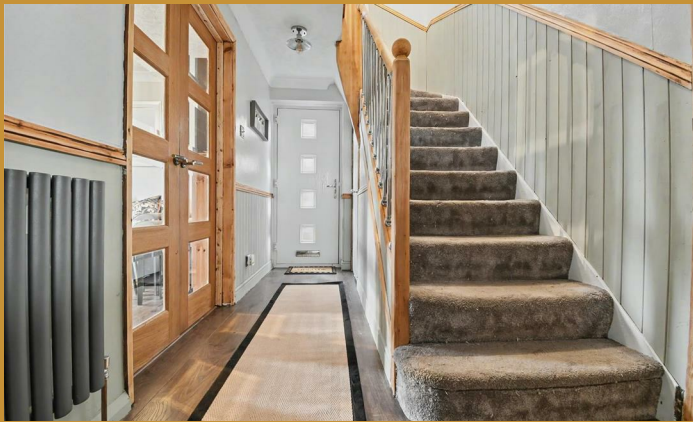
Situated within the popular village of Hibaldstow, the property is ideally placed for access to local amenities, schooling and transport links to the surrounding towns of Brigg, Scunthorpe and Gainsborough. This superb family home must be viewed to fully appreciate the accommodation and outdoor space on offer.

Entrance Hallway

A welcoming entrance into the property, featuring wood-effect flooring and attractive panelled walls. Stairs rise to the first-floor accommodation, while glazed oak doors provide access to the principal reception rooms.

Lounge

A spacious and beautifully presented front-facing reception room with a large square bay window allowing an abundance of natural light. The attractive feature fireplace creates a central focal point, with ample room for a range of lounge furniture.



Kitchen

A modern fitted kitchen offering a comprehensive range of grey shaker-style wall and base units with complementary wood-effect work surfaces and patterned tiled splashbacks. Integrated appliances include an electric oven, hob, extractor, washing machine, fridge and freezer. An opening leads into the dining room, while a door provides access to the conservatory.

Dining Room

A generous separate dining room with ample space for a family dining table and additional furniture. French doors open directly onto the rear garden, making this an excellent room for family meals and entertaining.

Conservatory

A bright and versatile additional reception room enjoying views across the rear garden, with an external door providing direct access outside. The room offers potential for use as a sitting room, playroom, utility area or home office.

W.C.

Fitted with a modern suite comprising a WC and vanity wash hand basin with useful storage beneath, together with a heated towel rail and side-facing window.

Principal Bedroom

A spacious front-facing double bedroom featuring a large square bay window and plenty of room for a range of bedroom furniture. A door leads into the private en-suite shower room.

En-Suite

Fitted with a three-piece suite comprising a shower enclosure, wash hand basin and WC, complemented by tiled walls and a heated towel rail.

Bedroom Two

A well-proportioned double bedroom overlooking the rear garden, with space for a range of bedroom furniture.

Bedroom Three

A front-facing bedroom offering flexible accommodation and suitable for use as a child's bedroom, guest room or home office.

Bedroom Four

A rear-facing bedroom enjoying views across the garden and offering further flexibility for a growing family.

Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower and glazed screen above, pedestal wash hand basin and WC. Finished with tiled walls and flooring, a heated towel rail and an obscure-glazed window.

Outside

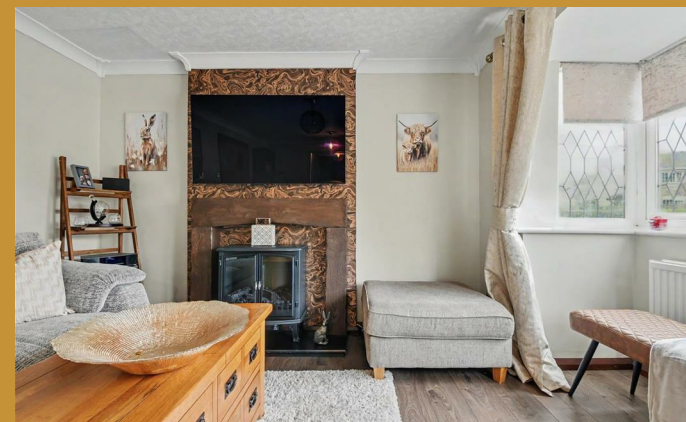
To the front is a lawned garden and a generous driveway providing ample off-road parking. The driveway continues through gated access to the detached brick-built single garage.

The private rear garden is generous in size and enclosed by established hedging. Predominantly laid to lawn, it also features artificial lawn and decked seating areas, providing a choice of spaces for outdoor dining, relaxation and children's play. An impressive covered garden bar creates the perfect setting for entertaining throughout the warmer months.

Garage

A detached brick-built single garage providing secure parking, storage or workshop space.

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ADDITIONAL INFORMATION

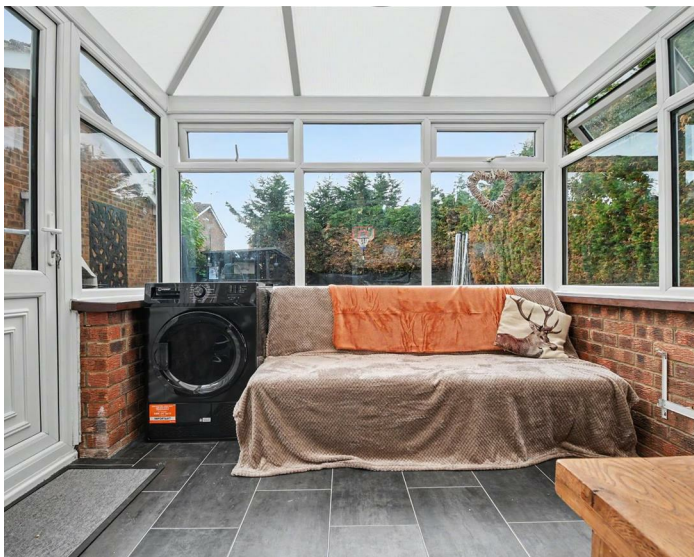
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1044.00 sq ft

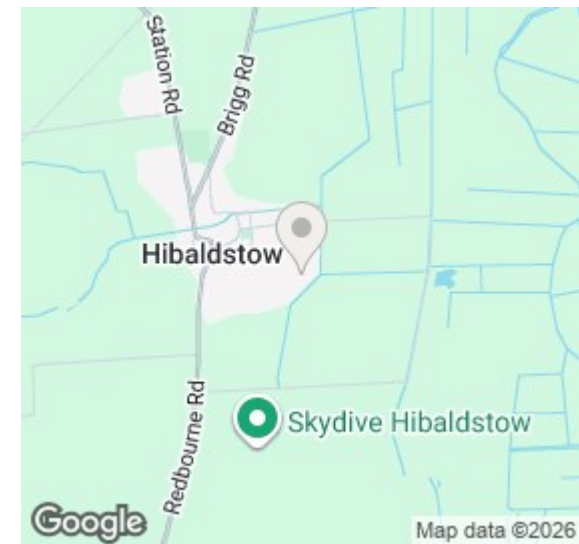
Tenure – Freehold





Robinsons Grove

Approximate Gross Internal Floor Area : 105.90 sq m / 1139.89 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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

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