



28 Woods Meadow, Hibaldstow, Brigg, North
Lincolnshire, DN20 9ES

£265,000



- Superb Detached Bungalow
- Three Spacious Bedrooms
- Lounge/Diner and Conservatory
- Modern Fitted Kitchen
- Four-Piece Family Bathroom

- Enclosed Low-Maintenance Rear Garden
- Off-Road Parking and Garage
- Cul-de-Sac Position
- Sought-After Village Location
- Council Tax Band C

Bell Watson are delighted to offer to the market this charming, detached bungalow that offers a wonderful blend of comfort, space, and practicality. Beautifully presented throughout, this inviting home immediately creates a warm and welcoming atmosphere from the moment you step inside. The spacious lounge diner forms the heart of the property, filled with natural light and flowing seamlessly into a generously sized conservatory—an ideal spot to relax or entertain while enjoying views of the garden. The well-appointed kitchen features a modern fitted design, complete with an integrated hob and oven, alongside a convenient breakfast bar perfect for casual dining.

The accommodation comprises three well-proportioned bedrooms, including two doubles and a versatile single room that could easily serve as a home office or guest bedroom. A stylish four-piece bathroom adds a touch of luxury, while outside, the property continues to impress with a low-maintenance rear garden and patio area, ideal for outdoor enjoyment. To the front, a low-maintenance exterior provides ample off-road parking, complemented by a driveway leading to a detached single garage for secure parking and additional storage.



Situated in the charming North Lincolnshire village of Hibaldstow, this location offers a peaceful semi-rural lifestyle with excellent access to nearby towns and transport links. The village benefits from a strong community feel, local amenities including a village shop, pub, primary school and recreational facilities, making it popular with families and professionals alike.

Conveniently positioned just a short drive from Brigg, residents enjoy easy access to a wider range of shops, supermarkets, cafés and leisure facilities, as well as good road connections via the M180, A15 and Humber Bridge for commuting towards Scunthorpe, Hull, Grimsby and Lincoln.

HALLWAY

Enter the property via the uPVC front door that leads into the hallway that benefits from a central heating radiator, a pendant ceiling light, laminate flooring, coving, three storage cupboards, and access into the loft space.

LOUNGE/DINER 4.80 M X 3.84 M

This spacious lounge/diner is the heart of the home and offers sliding uPVC patio doors leading to the conservatory, coving, a ceiling pendant light, wall lights, a central heating radiator and carpeted flooring.

KITCHEN 3.30 M X 2.84 M

The kitchen is fitted with a range of attractive Shaker-style wall and base units and is complemented by ample worktop surfaces incorporating a composite sink with mixer tap. The kitchen is further enhanced with a stainless-steel oven with a four-ring gas burner stove and an extractor hood above, along with plumbing for a washing machine and designated space for a fridge freezer. The dining area benefits breakfast bar that is perfect informal dining a rear-facing uPVC door and window, and is finished with laminate flooring.

CONSERVATORY 4.80 M X 3.84 M

The conservatory is a bright and inviting addition to the home, featuring a solid brick base and solid roof, flooding the space with natural light, this versatile space offers the perfect setting for relaxing or entertaining throughout the year. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

BEDROOM ONE 3.81 M X 3.33 M

A spacious rear-facing double bedroom that benefits from a uPVC window over-looking the garden, a pendant ceiling light, a central heating radiator, and carpeted flooring.

BEDROOM TWO 3.33 M X 3.25 M

Another well-proportioned double bedroom overlooking the front elevation, offering a uPVC window, pendant ceiling light, central heating radiator, and carpeted flooring.

BEDROOM THREE 2.77 M X 2.26 M

Situated to the front of the property, this single bedroom enjoys views over the front garden via a uPVC window and is complete with a pendant ceiling light, and carpeted flooring.

BATHROOM

The fully tiled four-piece bathroom boasts with a bath, a walk-in shower, a pedestal hand wash basin and a low-level flush toilet. A uPVC double-glazed window allows for natural light, while additional features include tiled flooring.

STEP OUTSIDE

To the front of the property, a low-maintenance exterior features a gravelled garden alongside ample off-road parking. A driveway leads to a detached single garage, providing secure parking and useful additional storage, while a side gate offers convenient access to the rear.

The rear of the property boasts a fully enclosed, low-maintenance garden, complete with two paved seating areas—ideal for outdoor dining or relaxing. The space is neatly fenced for privacy and also benefits from direct access to the garage, enhancing both practicality and appeal.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

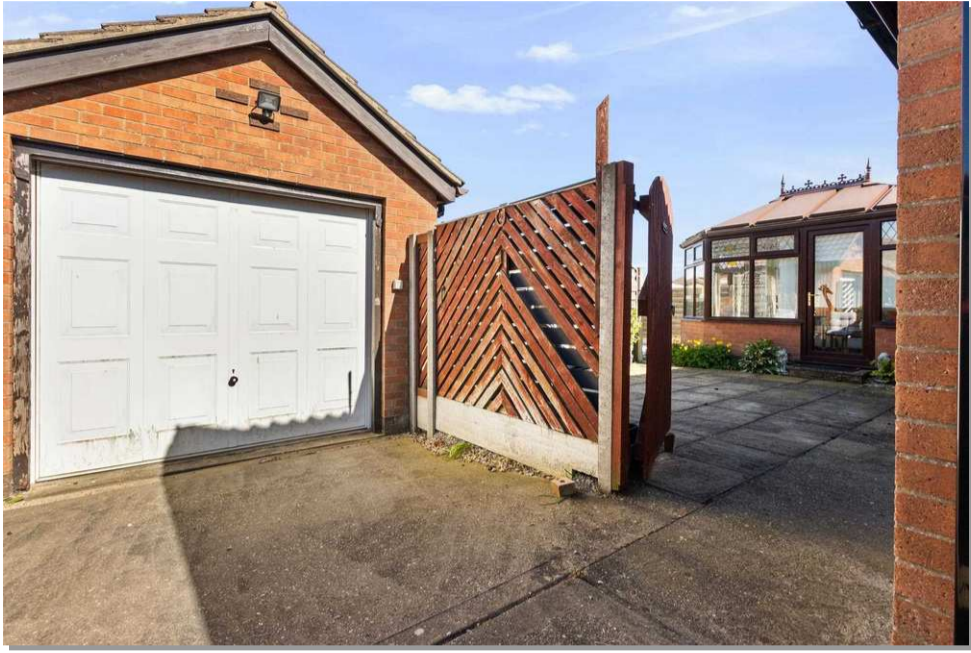
Mains electricity and gas, water and drainage are all understood to be connected to the property.

COUNCIL TAX

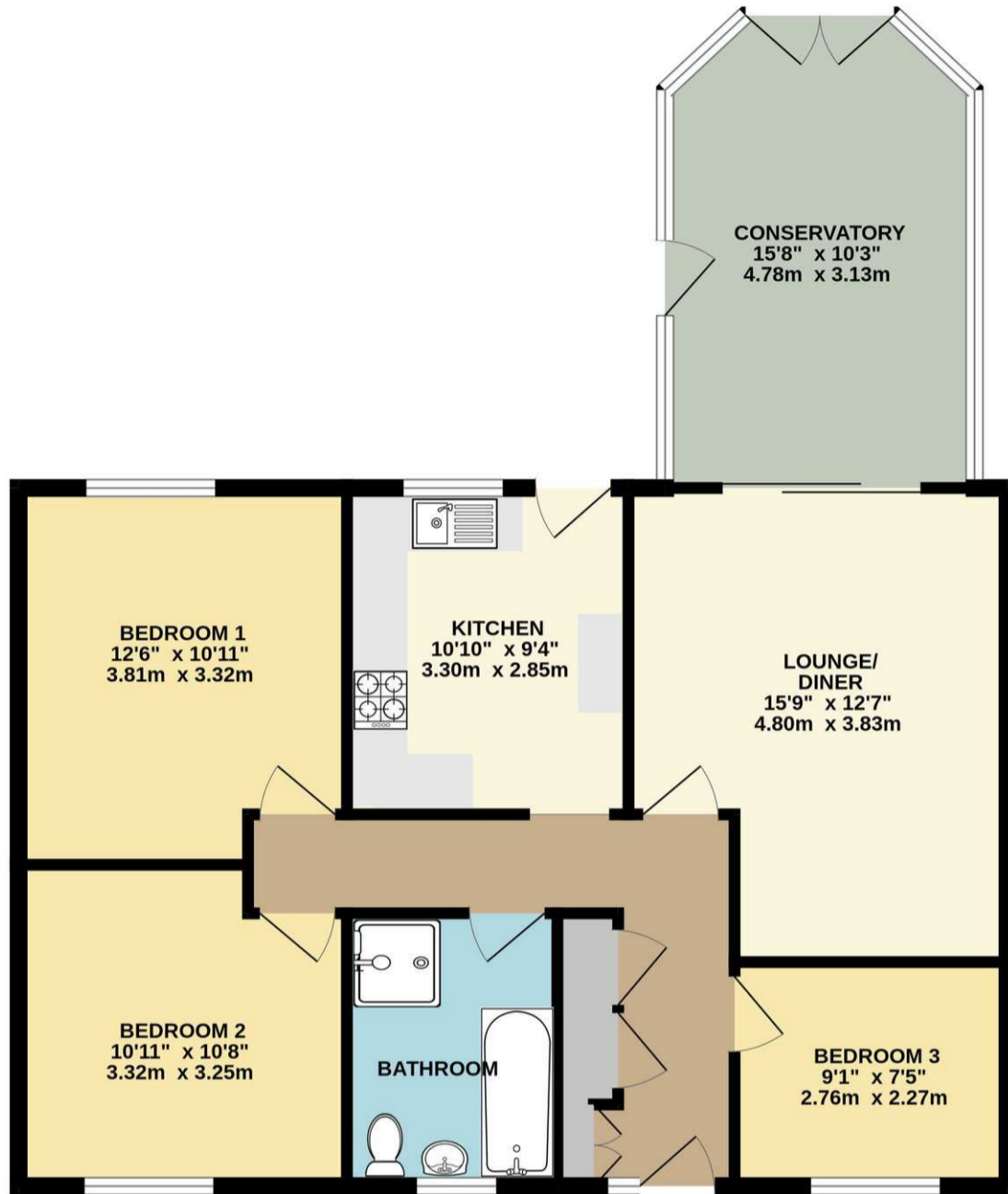
The Council Tax Band for this property is Band C as confirmed by North Lincolnshire Council.



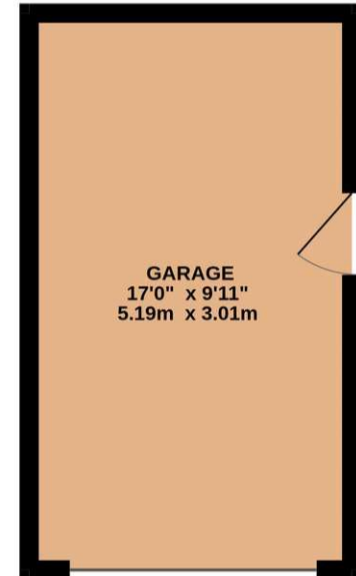




GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



GARAGE
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) approx.

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