



- BRAND NEW HOUSE!
- Approx. 3000 sq.ft.
- Individually Designed Family Home
- 5 Bedrooms
- Family Bathroom plus En-suite
- 24ft1 Kitchen/Diner
- Ample Off Street Parking plus Double Garage
- High Quality Finish Throughout

Station Road, Hibaldstow, DN20 9DU,
£560,000





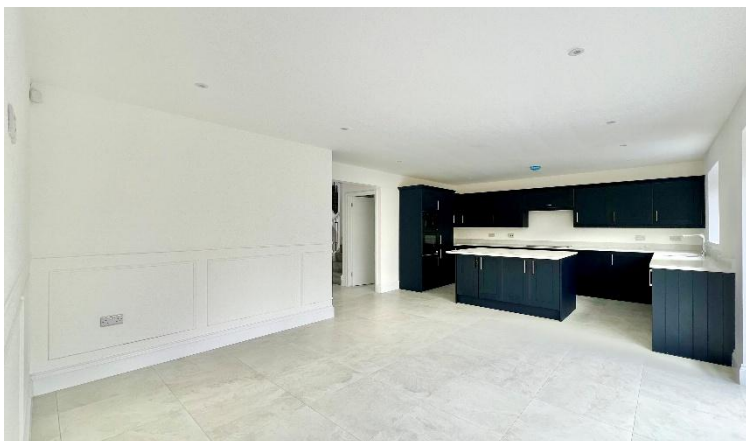
Starkey&Brown are delighted to offer for sale this exceptional newly built house on Station Road, Hibaldstow, an individually designed family home offering beautifully presented accommodation extending to approximately 3,000 sq ft. Thoughtfully crafted with luxury modern living in mind, the property combines high specification finishes with impressive proportions throughout.

The spacious and versatile accommodation briefly comprises of five generously sized bedrooms, with ensuite shower room and a stunning family bathroom featuring a four piece suite to the first floor. The ground floor is centred around a grand entrance hallway and further benefits from a stylish sitting room, impressive lounge complete with bespoke media wall, and an open-plan kitchen/dining space fitted with a comprehensive range of integrated appliances. A utility room and downstairs WC complete the accommodation, with underfloor heating servicing the entire ground floor.

Designed to maximise both natural light and the surrounding countryside views, the home features striking architectural details including floor to ceiling glazing and bi-folding doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

Occupying a substantial plot measuring approximately 15.2m x 50m, the property enjoys ample off street parking for numerous vehicles, a double garage with EV charging point, and a generously sized rear garden, whilst benefitting from open countryside views to the front. Further advantages include solar panels and the added benefit of NO ONWARD CHAIN.

An internal inspection is highly recommended to fully appreciate the quality, scale and enviable setting this outstanding home has to offer. Call today to view! Freehold.



Entrance Hallway

Having composite front entrance door, uPVC double glazed windows to the front aspect, ceiling spotlights, storage cupboard and under floor heating.

Lounge

16' 3" x 16' 1" (4.95m x 4.90m)

Having bi-folding doors overlooking the rear garden, ceiling spotlights, media wall and under floor heating.

Sitting Room

12' 2" x 11' 5" (3.71m x 3.48m)

Having uPVC double glazed window to the front aspect, ceiling spotlights and under floor heating.

Kitchen/Diner

24' 1" x 15' 2" (7.34m x 4.62m)

Having uPVC double glazed window and bi-folding doors overlooking the rear garden, a range of high quality wall and base units with Quartz worktops over, inset sink unit, built in appliances including Bosch induction hob with extractor over, double Neff oven, dishwasher, fridge/freezer, wine cooler, ceiling spotlights and under floor heating.

Utility Room

9' 2" x 7' 5" (2.79m x 2.26m)

Having door to the side aspect, ceiling spotlights, under floor heating, a range of high quality base units with work surface over, inset snik unit, space/plumbing for white goods and boiler cupboard.

Downstairs WC

8' 7" x 6' 4" (2.61m x 1.93m)

Having uPVC double glazed window to the side aspect, WC, wash hand basin set in vanity unit, ceiling spotlights and under floor heating.

First Floor Landing

Having uPVC double glazed windows to the side aspects, loft access, ceiling spotlights and radiator.

Bedroom 1

16' 4" x 16' 1" (4.97m x 4.90m)

Having uPVC double glazed window to the rear aspect, radiator, ceiling spotlights and en-suite.

En-suite

6' 8" x 5' 6" (2.03m x 1.68m)

Having uPVC double glazed window to the side aspect, shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin set in vanity unit, WC, heated towel rail, ceiling spotlights and extractor.

Bedroom 2

17' 0" x 18' 9" (5.18m x 5.71m)

Having uPVC double glazed windows to the front and side aspects, radiator, ceiling spotlights and two built in cupboards, ideal as wardrobes.

Bedroom 3

14' 8" x 12' 8" (4.47m x 3.86m)

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

Bedroom 4

12' 6" x 11' 5" (3.81m x 3.48m)

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

Bedroom 5

13' 1" x 7' 6" (3.98m x 2.28m)

Having two uPVC double glazed windows to the front aspect, radiator and ceiling spotlights.

Family Bathroom

8' 6" x 12' 7" (2.59m x 3.83m)

Having uPVC double glazed window to the rear aspect, freestanding bath with shower attachment, shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin set in vanity unit, WC, heated towel rail, ceiling spotlights and extractor.

Double Garage

17' 2" x 19' 0" (5.23m x 5.79m)

Having electric roller door, EV charging point and radiator.

Outside Front

Enjoying adjacent field views. Having off street parking for numerous vehicles and access down either side to the rear garden.

Rear Garden

Having a fenced surround and patio area - ideal for relaxing or entertaining.







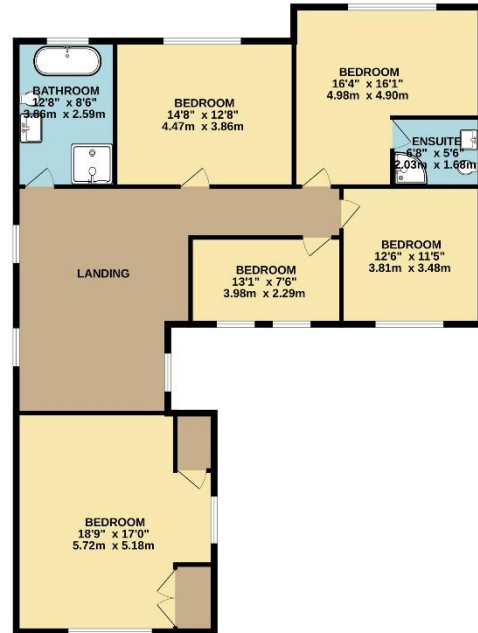




GROUND FLOOR
1476 sq.ft. (137.1 sq.m.) approx.



1ST FLOOR
1464 sq.ft. (136.0 sq.m.) approx.



TOTAL FLOOR AREA : 2940 sq.ft. (273.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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