



4 Fox Covert, Hibaldstow  
£350,000

 **NEWTON**  
**FALLOWELL**

# 4 Fox Covert

Hibaldstow, Brigg

Delightfully presented flexible 3/4 bedroom detached home in rarely available location. Lounge with inglenook, Study/bed 3. dining room/bed 4, garden room. Excellent breakfast kitchen with large utility. Shower room and bathroom. Courtyard garden. Excellent 2 family accommodation or entertaining home.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well proportioned, flexible accommodation
- Three/Four bedrooms
- Courtyard garden to rear.
- Inglenook fireplace
- Dining room, Snug/bedroom and Garden room.
- Reception Parking and Garage
- 17'8 Breakfast kitchen and large Utility





### **Reception Hall**

A canopied entrance leads to the welcoming T shaped Hall with timber flooring and spindle balustrade stair to the first floor.

### **Lounge**

16' 2" x 12' 8" (4.93m x 3.86m)

A striking twin aspect room with bay to the front and further windows to the stunning inglenook fireplace with feature inset, curving beam

### **Dining Room**

15' 5" x 10' 10" (4.70m x 3.30m)

Ideal for family celebrations or more formal entertaining with French doors opening to the garden room.

### **Garden room**

11' 2" x 10' 10" (3.40m x 3.30m)

Allowing access to the private courtyard and comprising of Pvcu panels on brick plinths and with a solid roof.

### **Breakfast Kitchen**

17' 8" x 13' 10" (5.38m x 4.22m)

(max measurements). The social heart of the home with an excellent range of oak style units with light worktops with inset gas hob, extractor and oven as well as a built in fridge.

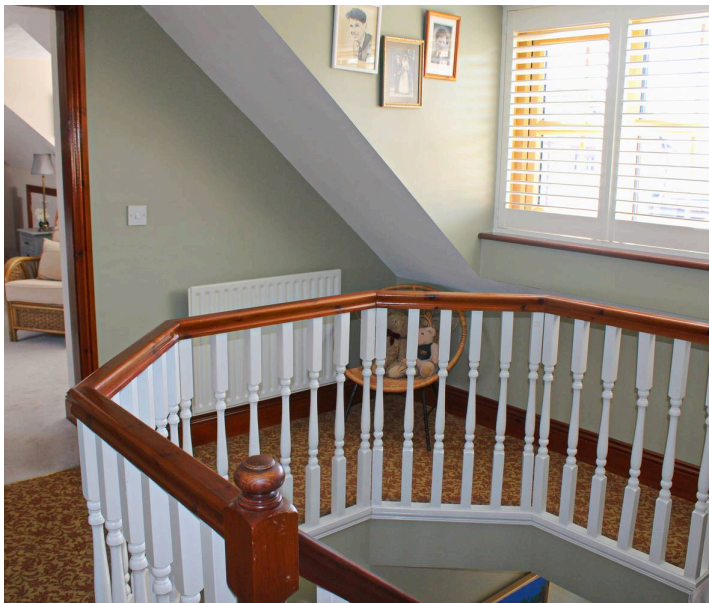
### **Utility**

9' 9" x 9' 2" (2.97m x 2.80m)

A practical space with additional units and sink, plumbing for a washing machine and access to both the garage and the courtyard.

### **Shower Room**

Appointed with a white suite to include walk-in shower enclosure, close coupled wc, wash hand basin and complimentary tiling to half height.





### **Study/Bedroom 3**

14' 6" x 10' 5" (4.43m x 3.18m)

A versatile, forward facing room currently utilised as a study/snug but has also been used as an additional double bedroom as required.

### **Landing**

A generous, distinctive hexagonal Landing with gallery rail which creates a quiet reading area.

### **Bedroom 1**

17' 3" x 16' 11" (5.26m x 5.16m)

A well proportioned dual aspect double room with built in hanging cupboards.

### **Bedroom 2**

16' 11" x 14' 5" (5.16m x 4.40m)

A further large double room with built in cupboards.

### **Family Bathroom**

11' 2" x 9' 0" (3.40m x 2.74m)

A half tiled room appointed with a suite in white to include a panelled bath, wash hand basin and close coupled wc.

## Garden

The property is set back beyond a neat lawn fringed by mature shrub and herbaceous planting and a broad, 4 car block paved reception leads to the integral GARAGE ( 5.6m x 2.8m). There are timber gates to either side of the home which allows access to the enclosed, private rear courtyard style garden with scented shrubs and roses creating a perfect entertaining area for those warm summer evenings.

## BUYERS AML FEES AND PRE-INSTRUCTION CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale.

We will receive a portion of the fee to cover the administration of this process.

We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.







## Newton Fallowell Brigg

Newton Fallowell Estate Agents, 2 Wrawby Street - DN20 8JH

01652 783030 • [brigg@newtonfallowell.co.uk](mailto:brigg@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/](http://www.newtonfallowell.co.uk/)