



12 Brigg Road, Hibaldstow

GUIDE £247,000



12 Brigg Road, Hibaldstow, North Lincolnshire, DN20 9PD

DESCRIPTION

This three bedroom detached bungalow has been extended to provide spacious living accommodation with the benefit of a superb light and airy living room with vaulted ceiling and double sets of French doors leading to the garden, open plan dining kitchen, three double bedrooms, en-suite shower room and family bathroom. Set in generous, mature gardens to all sides this bungalow offers ideal family accommodation.

LOCATION

12 Brigg Road is located on the edge of the village of Hibaldstow which offers local shopping facilities, primary schooling, public house and church. This popular residential village lies approximately five miles from the market town of Brigg, nine miles from the town of Scunthorpe and 27 miles from the City of Lincoln. The M180 motorway intersection is approximately three miles away, allowing easy access to the major motorway/road network.

ACCOMMODATION

uPVC Half glazed front entrance door with glazed side panel, leading to:

Hallway

5.01m max x 2.19m
Radiator, coving.

Kitchen/Dining Room

5.64m x 3.72m

Windows to the rear and side elevations, radiator, range of cream fronted high and low level cupboard and drawer units incorporating a one and a half bowl stainless steel sink unit, 'AEG' electric oven and four ring hob with chimney extractor above, dishwasher, tiled splash backs, pelmet lighting, ceramic tiled floor, coving.

Archway leading to:

Utility Room

2.98m x 1.38m

Window to the side elevation, half glazed uPVC rear entrance door, larder cupboard, plumbing for washing machine, space for tumble dryer, ceramic tiled floor.



Dining Room/Study

3.64m x 2.71m

Window to the rear elevation, radiator, coving. Providing access to both the Living Room and Master Bedroom.

Living Room

4.68m x 4.34m

Two sets of French doors leading to the rear garden, vaulted ceiling, two radiators.

Master Bedroom

3.46m x 2.95m

Window to the front elevation, radiator.

En-Suite Shower Room

2.95m x 1.84m

Window to the side elevation, white suite comprising: fully tiled corner shower enclosure with thermostatically controlled shower, w.c. and wash hand basin, heated towel rail, extractor fan.

Bedroom Two

3.75m x 3.55m (excluding bay)

Bay window to the front elevation, radiator, feature fireplace (not functional), coving.

Bedroom Three

3.78m x 3.41m

Window to the front elevation, radiator, coving.

Family Bathroom

2.40m x 2.18m

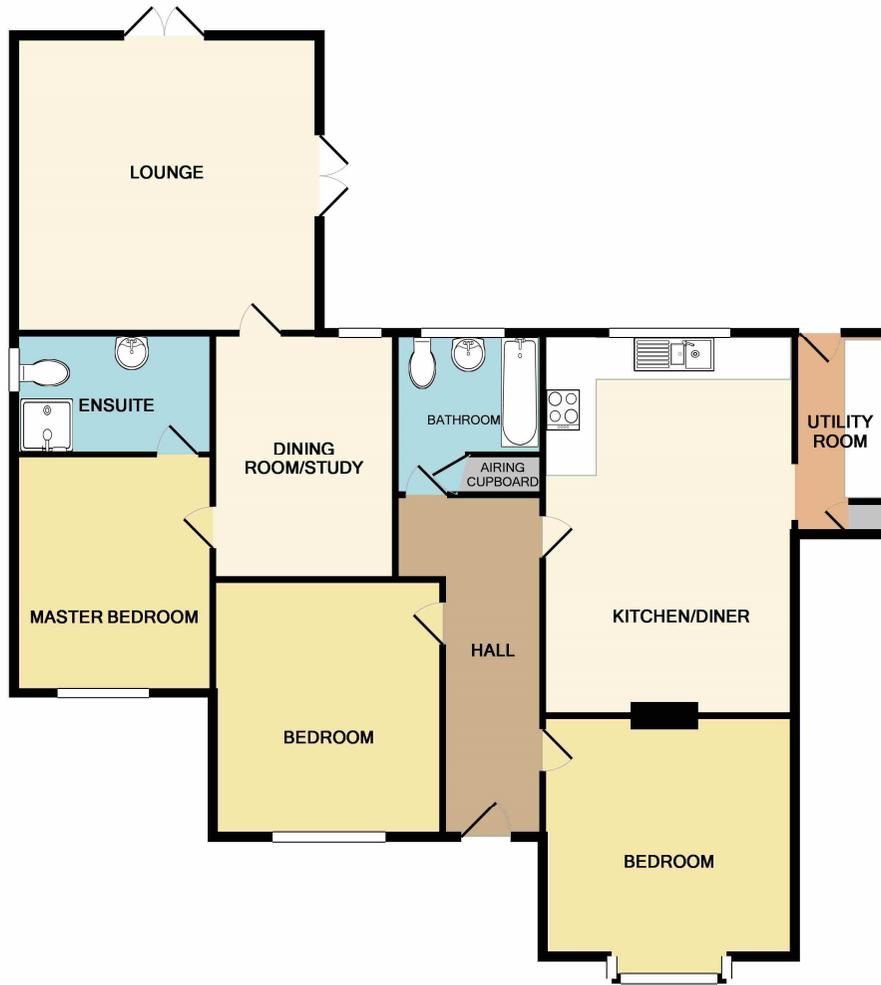
Window to the rear elevation, radiator, white suite comprising: double ended bath with thermostatically controlled shower over, w.c. and wash hand basin, built in storage cupboard, tiled walls, spot lighting, coving.

OUTSIDE

The bungalow is set well back from the road with a double entrance tarmac driveway which provides parking for several vehicles and leads to the side of the property to a single detached brick garage with up and over door, power and lighting. The front garden is laid to lawn with mature trees and shrub borders.

The enclosed rear garden is again laid to lawn with a flagstone patio adjacent to the rear of the property, shrub borders and mixture of mature fruit trees. The garden is enclosed by fencing to all sides.





TOTAL APPROX. FLOOR AREA 1185 SQ.FT. (110.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Grantha Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

GENERAL REMARKS and STIPULATIONS

Services

Mains gas, water, electricity and drainage are connected to the property. Please note we have not tested the services or any of the equipment or appliances at the property. Accordingly we strongly advise prospective purchasers to commission their own survey reports before finalising their offer to proceed.

Local Authority and Outgoings.

We are advised by North Lincolnshire Council that the property is banded D for Council Tax purposes.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Tenure and Possession

The property is Freehold with vacant possession upon completion.

Viewing Strictly by Prior

Appointment through the

Selling Agents' Brigg Office.

Tel: 01652 654833

