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Price Guide

£300,000

EPC Rating: D

2 Hopfield

Hibaldstow, Brigg, North Lincolnshire, DN20 9PN
3 Bedroom Detached Bungalow



- ✓ A TRADITIONAL DETACHED BUNAGLOW
- ✓ POPULAR RESIDENTIAL AREA
- ✓ FINE MAIN LIVING/DINING ROOM
- ✓ ATTRACTIVE FITTED KITCHEN
- ✓ STYLISH BATHROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN

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A superb traditional detached bungalow situated within a well regarded residential area offering a beautifully presented and deceptively spacious accommodation that must be viewed internally to fully appreciate. The accommodation comprises, broad side entrance hallway, an open plan lounge/dining room to the front, an attractive fitted kitchen, 3 large double bedrooms with a master en suite shower room along with a stylish newly fitted family bathroom. The front driveway allows ample parking for multiple vehicles enjoying direct access to an attached single garage. Pathways to either side of the property lead to the rear garden that benefits from a westerly aspect being extremely private coming principally lawned with a flagged seating area.

SPACIOUS RECEPTION HALLWAY

Measures approx. 1.8m x 4.35m (5' 11" x 14' 4"). With side uPVC double glazed entrance door with inset patterned glazing and matching broad sidelight, wall to ceiling coving and an internal glazed door leads through to;



SPACIOUS OPEN PLAN LOUNGE DINING ROOM

Measures approx. 7.67m x 3.96m (25' 2" x 13' 0"). Enjoying a dual aspect with front and side uPVC double glazed windows, decorative electric fireplace with polished mahogany surround and projecting mantel, TV point, wall to ceiling coving and two double wall light points.



ATTRACTIVE FITTED KITCHEN

Measures approx. 3.16m x 3.65m (10' 4" x 11' 11"). Enjoying a side uPVC double glazed entrance door with inset patterned glazing and a broad side uPVC double glazed window. The kitchen enjoys an extensive range of shaker style oak fitted low level units, drawer units and wall units with a complementary rolled edge working top surface incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with oven beneath, space and plumbing for appliances, wall to ceiling coving, tiled effect cushioned flooring and a wall mounted Baxi Platinum gas fired condensing central heating boiler.



REAR DOUBLE BEDROOM 1

Measures approx. 3.17m x 3.25m plus door opening recess (10' 5" x 10' 8"). With a rear uPVC double glazed window, wall to ceiling coving and doors through to;



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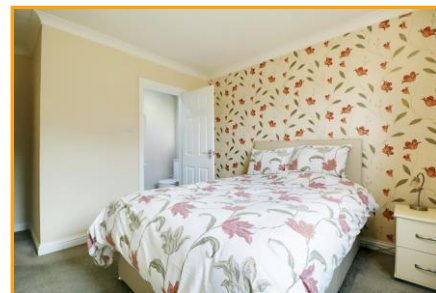
EN-SUITE SHOWER ROOM

Measures approx. 2.18m x 0.89m (7' 2" x 2' 11"). Enjoys a side uPVC double glazed window with inset patterned glazing, a modern suite in white comprising a low flush WC, wall mounted wash hand basin, a walk-in shower enclosure with overhead main shower, glazed screen, tiled flooring, fully tiled walls with fitted chrome towel rail, inset ceiling spotlights and extractor.



REAR DOUBLE BEDROOM 2

Measures approx. 4.37m x 3.34m (14' 4" x 10' 11"). With a rear uPVC double glazed French doors allowing access to the garden and wall to ceiling coving.

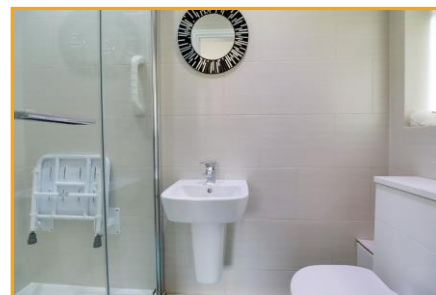


DOUBLE BEDROOM 3

Measures approx. 3.03m x 3.65m (9' 11" x 12' 0"). With a side uPVC double glazed window and wall to ceiling coving.

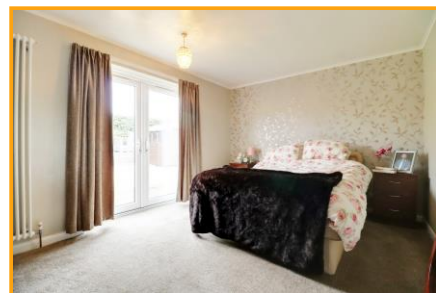
ATTRACTIVE FAMILY BATHROOM

Measures approx. 3.16m x 1.8m (10' 4" x 5' 11"). Enjoying a side uPVC double glazed window with inset patterned glazing, offering a quality suite in white comprising a close couple low flush WC with an above wooden style working top incorporating a wash hand basin with surrounding gloss fronted units and chrome pull handles, a p-shaped panelled bath with overhead electric shower and glazed screen, tiled flooring, fully tiled walls, large, fitted chrome towel rail, loft access and inset ceiling spotlights.



OUTBUILDINGS

The property benefits from an attached brick built single garage measuring 2.5m x 5.4m (8' 2" x 17' 9") with up and over steel front door, rear uPVC double glazed window and benefits from internal power and lighting.



GROUNDS

The front of the property has a manageable lawned garden with adjoining flowered borders and hedged boundaries, vehicle access via decorative swan necked wrought iron gates leading to a substantial driveway providing parking for multi vehicles and with direct access to the attached garage. the gardens to the rear are fully enclosed and private enjoying a westerly aspect being principally lawned with pebbled and flagged seating areas.



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SERVICES

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

CENTRAL HEATING

There is a modern gas fired central heating system to radiators via a wall mounted gas fired central heating boiler.

DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

** IMPORTANT **

PURCHASE PROCEDURE

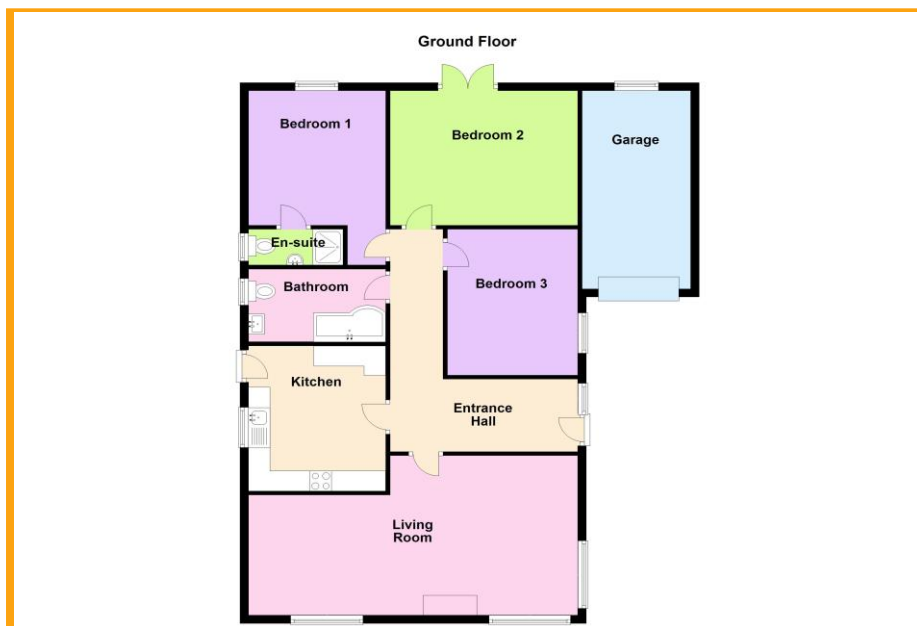
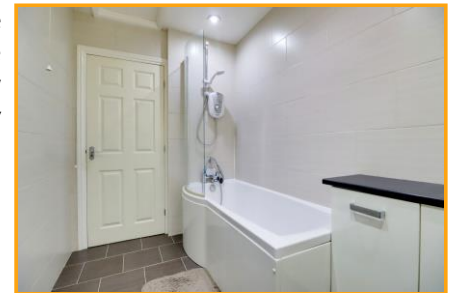
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