



**Cavendish Cottage,
Castle Keep,
Hibaldstow, Brigg,
Lincolnshire, DN20 9JG**

Asking Price: £359,995

EPC: To be confirmed (0)
Council Tax - D
To be advised



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To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Accommodation Summary:

- AN ATTRACTIVE INDIVIDUAL DETACHED HOME
 - NO UPWARD CHAIN
 - SOUGHT AFTER VILLAGE LOCATION
- EXTENDED & VERSATILE ACCOMMODATION
 - 2/3 RECEPTION ROOMS
 - 4 BEDROOMS
 - 2 BATHROOMS
- STYLISH FITTED BREAKFAST KITCHEN
 - PRIVATE ENCLOSED GARDENS
 - DRIVEWAY & GARAGE



Description:

'Cavendish Cottage' is an individual mock Tudor style house situated within a highly desirable and rarely available location, offering well presented and versatile accommodation briefly comprising, L shaped entrance hall, stylish fitted breakfast kitchen with range of integral appliances and quartz worktops, dining area leading to a 20' triple aspect lounge with vaulted ceiling and feature fireplace, separate sitting room, utility room plus WC. The first floor provides a central landing leading off to four well proportioned bedrooms, the master with en suite plus a four piece family bathroom. The property occupies a slightly elevated position and is fronted by a low wall with shrub border beyond. A broad block paved driveway area allows parking for 4 cars and leads to the integral single garage. A gated side walkway leads to the enclosed rear where a neat lawn is fringed with raised, well established shrub borders and a flagged patio seating area.



Rooms:

Entrance Hallway

Includes an attractive composite entrance door, oak style vinyl flooring, wall to ceiling coving, a wall mounted Hive thermostatic control, under the stairs storage cupboard, a dog legged staircase leads to the first floor accommodation with open spell balustrading and adjoining newel post, built-in cloaks cupboard and internal hardwood doors allow access off to;



Cloakroom

Has a low flush WC and a wall mounted wash hand basin with tiled splash back, continuation of vinyl flooring and extractor fan.



Sitting Room

11'10" x 15'1" (3.6m x 4.6m). With a rear uPVC double glazed window, wall to ceiling coving, two single wall lights, a Victorian style open fireplace with decorative oak surround and mantel with tiled hearth and TV input.

Stylish Breakfast Kitchen

12'10" x 17'1" (3.9m x 5.2m). Twin front uPVC double glazed windows and a further side uPVC double glazed window. The kitchen includes a range of light grey shaker style low level units, drawer units and wall units with a brushed aluminium style pull handles with quartz working top surfaces with matching uprising incorporating a single porcelain sink unit with block mixer tap and drainer to the side, a range of integral Neff appliances including matching grill and oven integrated fridge freezer, plumbing for a washing machine, dishwasher, a four ring Neff induction hob with overhead canopied extractor fan with quartz splash backs, vertical modern wall mounted radiator, TV input, modern inset ceiling spotlights and continuation of vinyl flooring.



Utility Room

7'10" x 7'7" (2.4m x 2.3m). With a front uPVC double glazed window and matching low level units and high level units to the kitchen with a laminate working top with matching uprising.

Open Plan Living Dining

31'7" x 12'7" (9.63m x 3.84m). With surrounding uPVC double glazed windows, Velux sky lights, French doors leading out to the garden a feature open fireplace with Buff burning stove with slate tiled hearth, TV input and wall to ceiling coving.



First Floor Landing

Includes a side uPVC double glazed window and internal doors allowing access off to;

Master Bedroom 1

18'4" x 11'11" (5.6m x 3.63m). Rear uPVC double glazed window, a range of bedroom fitted furniture with matching drawers and further door leads through to;

Built-in Storage Room

Has a cylinder tank.



En-Suite Bathroom

10'3" x 5'3" (3.12m x 1.6m). With a front uPVC double glazed window with frosted glazing and a three piece suite comprising a central block mixer tap, overhead electric shower with fully tiled walls, a wash hand basin with pined fronted low level units with working top and a low flush WC adjoining, fully tiled walls, a wall mounted chrome towel heater and extractor fan.

Rear Double Bedroom 2

10' x 11'1" (3.05m x 3.38m). With a rear uPVC double glazed window and loft access.

Front Double Bedroom 3

8'10" x 13' (2.7m x 3.96m). With a front uPVC double glazed window, fitted storage units and TV input.

Front Double Bedroom 4

8' x 13' (2.44m x 3.96m). Benefitting from a dual aspect with front and side uPVC double glazed window, TV input and further fitted wardrobes.

Family Bathroom

11'1" x 8'2" (3.38m x 2.5m). With a rear uPVC double glazed window with frosted glazing and a four piece suite comprising a corner walk-in shower cubicle with overhead chrome mains shower with twin curved glazed doors, a double ended panelled bath with central block mixer tap, a low flush WC and an oval wash hand basin with storage units beneath with quartz style working top, fully tiled walls, extractor fan, tiled flooring and a chrome wall mounted towel heater.

Grounds

To the front of the property enjoys a block paved driveway which provides off street parking for a number of vehicles allowing direct access to the integral single garage, low maintenance gravelled borders, fully planted borders and dwarf brick boundary walling. Access leads down the side to a private enclosed lawned garden with further raised planted borders and patio flagged seating area with secure enclosed fencing.

