



## 7 Station Road, Hibaldstow, Brigg, Lincolnshire, DN20 9EB

Asking Price: £360,000

EPC: To be confirmed (0)

Council Tax - C

Freehold



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

## Accommodation Summary:

- A SPACIOUS STONE PERIOD FAMILY HOME
  - CENTRAL VILLAGE POSITION
  - EXTREMELY SPACIOUS & VERSATILE ACCOMMODATION
- EXCELLENT SELF CONTAINED ANNEX
- 3 RECEPTION ROOMS & LOFT ROOM/OFFICE
- REAR OPEN PLAN KITCHEN DINING & UTILITY ROOM
  - 4 DOUBLE BEDROOMS
  - 3 BATHROOMS
- PRIVATE WRAP AROUND GARDEN & PARKING



## Description:

A period stone built family residence, packed with historic charm, that has been sympathetically renovated and significantly extended over the years. The deceptively spacious and highly versatile accommodation boasts an excellent attached self-contained annex and is thought an ideal purchase for a growing/extended family. The ground floor briefly comprises, L shaped lounge with attractive exposed stone fireplace, handy central utility room allowing access to the staircase, WC and a flexible reception room. A fantastic open plan kitchen/dining/living room is located to the rear of the home boasting a further fireplace with multi burning stove and a handy walk in pantry store. The first floor provides a central landing leading to three double bedrooms with the master enjoying its very own modern en-suite shower room and the remaining rooms being served by a four-piece family bathroom suite. The attached self-contained annex can be accessed both internally and externally consisting of a side entrance hall, fitted kitchen diner, dual aspect living room, modern three-piece shower room suite and a sizeable double bedroom. Externally the property provides a private wrap around garden consisting of a principally laid lawn with fully stocked borders and a sizeable gravel topped seating area which enjoys access to the open plan kitchen. An opening from the side garden leads to a block paved driveway allowing off street parking for two vehicles.



## Rooms:

### Main Living Room

14'5" x 12'7" (4.4m x 3.84m). With a front composite entrance door with an adjoining front double glazed window, wall to ceiling coving, TV input and a feature period inset fireplace with stone backing, inset LED lighting, oak beam with tiled hearth and an opening lead through to;



### Inner Hallway

Has wall to ceiling coving, a barn door leads to a spacious storage cupboard and an internal door lead through to;

### Utility Room

12'4" x 9'7" (3.76m x 2.92m). With a side uPVC double glazed window, exposed stone walling, tiled flooring, a range of white shaker style low level units, drawer units and wall units with rounded brushed aluminium style pull handles and wood working top surfaces with an inset single Belfast sink bowl and drainer to the side with tiled splash backs, plumbing for a washing machine, space for a tumble dryer, a door leads to a further inner hallway and an opening leads through to;



### Cloakroom

Provides a low flush WC, a vanity wash hand basin with tiled splash backs, tiled flooring, part panelling to walls and ceiling and extractor fan.

### Open Plan Kitchen Dining

14'7" x 20'4" (4.45m x 6.2m). With a side uPVC double glazed window and double doors allowing access to the garden area with adjoining side lights. The kitchen includes a range low level units, drawer units and wall units in a shaker style in an Olive green, wood working tops with a single Belfast inset sink bowl unit with block mixer tap and drainer to the side, tiled splash backs, space for a free standing cooker, space for a tall fridge freezer, beams to ceiling with panelling and spotlights, a feature open bricked fireplace with tiled hearth and a multi burning stove with timber mantel, TV input, wood strip flooring and a door to;



## Pantry

3'3" x 7'3" (1m x 2.2m). With inset shelving with glazed twin doors.

## Inner Hallway

Has staircase to the first floor accommodation with twin adjoining grabrails and part panelling to the walls.

## Sitting Room

14'1" x 14'5" (4.3m x 4.4m). With rear twin uPVC doors, part panelling to the walls, TV input, inset shelving and an open bricked fireplace with decorative wooden surround and mantel with a log electric effect fire.

## Annex Kitchen Diner

10'2" x 13'9" (3.1m x 4.2m). With a side uPVC double glazed window. The kitchen includes a range of white fronted low level units, drawer units and wall units with brushed aluminium style pull handles with a patterned working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side, tiled splash backs and oak effect vinyl flooring, space for a fridge and a separate external composite door allows access to the side of the property.



## Annex Living Room

11'8" x 14'1" (3.56m x 4.3m). With a front uPVC double glazed window and side uPVC double glazed window, TV input, wall to ceiling coving and a feature open fireplace with tiled hearth and timber surround and mantel with a coal effect electric fire.

## Annex Bedroom

9'5" x 12'8" (2.87m x 3.86m). With a front uPVC double glazed window, TV input and an opening lead through to;



## Annex Shower Room

5'7" x 9'2" (1.7m x 2.8m). With a front uPVC double glazed window providing a three piece suite comprising a low flush WC, a vanity wash hand basin with twin gloss fronted storage units with inset shelving with tiled splash backs, cushioned flooring, wall mounted chrome towel heater and a raised step leads through to a generous shower enclosure with overhead Mira electric shower and glazed screen and attractive tiled effect splash backs.



## First Floor Landing

Includes a front uPVC double glazed, loft access, part panelling to the walls and doors allowing access off to;

## Master Bedroom 1

12'2" x 13'1" (3.7m x 4m). With a rear uPVC double glazed window, recessed fireplace and tiled hearth, wooden surround and mantel with an electric log effect fire and an internal door leads through to;



## En-Suite Shower Room

12'2" x 7'7" (3.7m x 2.3m). With a rear uPVC double glazed window, a three piece suite in white comprising a low flush WC with adjoining storage units, vanity oval wash hand basin with storage units beneath and drawers and a raised double walk-in shower cubicle with overhead chrome shower, inset spotlights, sliding glazed doors and screen and mermaid boarding, vinyl flooring and inset ceiling spotlights.



## Front Double Bedroom 2

14'1" x 12'10" (4.3m x 3.9m). With two twin front uPVC double glazed windows and a built-in dressing room.

## Dressing Room

3'7" x 14'1" (1.1m x 4.3m). With inset railing and storage.



## Front Double Bedroom 3

10'3" x 14'1" (3.12m x 4.3m). With a front uPVC double glazed window.

## Main Family Bathroom

8'2" x 12'2" (2.5m x 3.7m). With a four piece suite comprising a double walk-in shower cubicle with overhead Mira electric shower with attractive mermaid boarding splash back with sliding glazed door, an inset bath area having a double ended bath with block mixer tap with further mermaid boarding and a glazed central window, pedestal wash hand basin with a low flush WC with inset shelving, cushioned flooring, a period single panelled radiator and extractor fan.



## Grounds

Provides a private low maintenance rear garden, planted borders, surrounding secure fencing with an attractive water feature. To the side provides a principally lawned garden being fully enclosed with planted borders with a spacious storage shed and an opening leads through to a front block paved driveway allowing off street parking for multiple vehicles. Further access is available to a flexible first floor office/hobby room.



## Hobby Room/Office

Has a rear ground floor uPVC door, single flight staircase with adjoining grabrail and a wall mounted Baxi gas combi boiler which feeds the house.



## Loft Room

17'9" x 14'5" (5.4m x 4.4m). With Velux skylight, oak beams, laminate flooring and a door allows access through to;

## Shower Room

Has a shower and toilet.

