



7 Station Road, Hibaldstow

£350,000 Freehold

EXCELLENT SELF CONTAINED ANNEX • REAR OPEN PLAN KITCHEN DINING & UTILITY ROOM • 3 BATHROOMS • 4 DOUBLE BEDROOMS • PRIVATE WRAP AROUND GARDEN & PARKING • A SPACIOUS STONE PERIOD FAMILY HOME • EXTREMELY SPACIOUS & VERSATILE ACCOMMODATION • 3 RECEPTION ROOMS & LOFT ROOM/OFFICE • CENTRAL VILLAGE POSITION • COUNCIL TAX BAND; C. EPC RATING; E



SPACIOUS PERIOD HOME WITH ATTACHED SELF-CONTAINED ANNEX CENTRAL VILLAGE LOCATION APPROX 2700 SQ FT OF VERSATILE LIVING SPACE A period stone built family residence, packed with historic charm, that has been sympathetically renovated and significantly extended over the years, positioned centrally in the popular village of Hibaldstow. 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 with open bricked fireplace and French doors leading out to the garden. 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. The home has the benefit of gas central heating & uPVC double glazing. EPC Rating: E, Council Tax Band: C. View via our Brigg office. 01652 651777

Location

Situated in the desirable village location of Hibaldstow which has a highly regarded primary school along with a general store, Co-Op, fish and chip shop, hair dresser, doctors surgery and a public house all a short distance from the property. Ideal for commuting between the A180 / M180 for direct access to Hull, Grimsby, Scunthorpe, and to Humberside airport .The market town of Brigg being only a short distance away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Main Living Room

14' 5" x 12' 7" (4.39m 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.

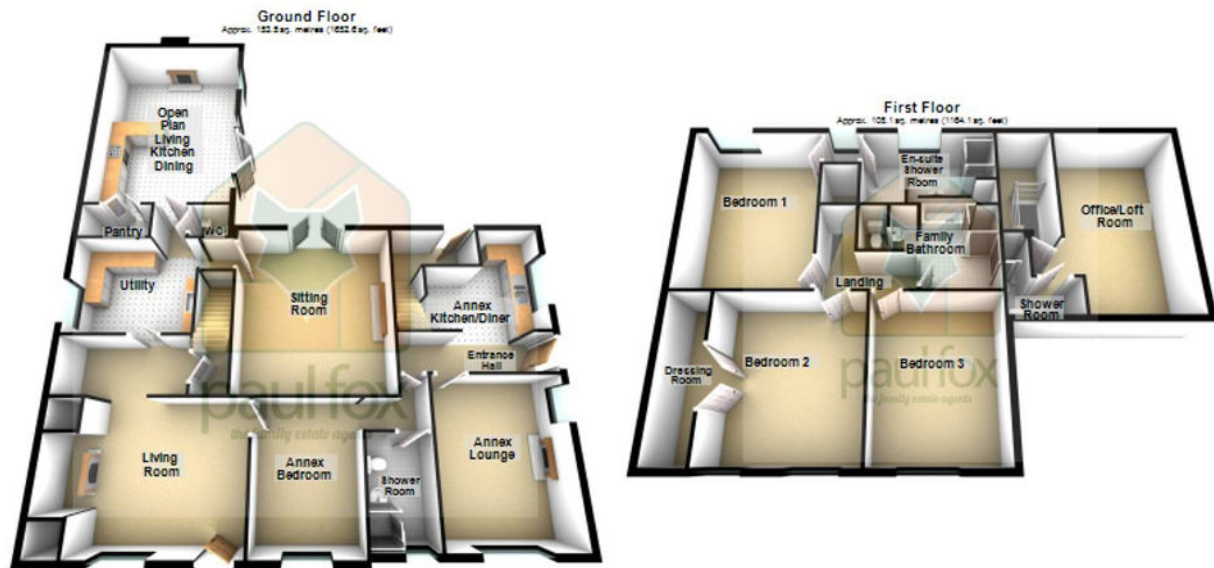
Open Plan Kitchen Dining

14' 7" x 20' 4" (4.45m x 6.20m)

With a side uPVC double glazed window and double







Total area: approx. 261.7 sq. metres (2816.7 sq. feet)



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