



**31 Redbourne Road,  
Hibaldstow,  
Lincolnshire, DN20 9NU**

Asking Price: £115,000

EPC: E (39)  
Council Tax - A  
To be advised



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



### Accommodation Summary:

- A CHARMING STONE BUILT COTTAGE
  - NO UPWARD CHAIN
  - HIGHLY SOUGHT AFTER VILLAGE LOCATION
- IDEAL FIRST TIME BUY or INVESTMENT PURCHASE
- MODERN KITCHEN & SHOWER ROOM
  - 2 BEDROOMS
- PRIVATE ENCLOSED REAR GARDEN

### Description:

A charming stone built cottage centrally positioned within the highly desirable village of Hibaldstow providing superbly kept accommodation that would be ideal for a first time buyer or investor. The accommodation comprises, front living room, attractive fitted kitchen, rear entrance hall and a ground floor shower room. The first floor provides 2 generous bedrooms. The rear garden enjoys excellent privacy being fully enclosed.

### Rooms:

#### Living Room

11'2" x 10'5" (3.4m x 3.18m). Front hardwood double glazed entrance door with patterned glazing, front facing uPVC double glazed vertical sliding sash window, laminate flooring, built-in high level meter box cupboard, understairs storage with cylinder tank and doors to;

#### Kitchen

9'10" x 10'4" (3m x 3.15m). Rear uPVC double glazed window, extensive range of fitted shaker style furniture finished in an Old English White with brushed aluminium style pull handles having a complementary patterned worktop, tiled splash backs incorporating a stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with oven beneath and overhead canopied extractor, laminate flooring, space and plumbing for an automatic washing machine, integral fridge and doors through to;



### **Rear Entrance**

Rear uPVC double glazed entrance door, staircase to the first floor accommodation with grabrail and doors to;

### **Shower Room**

5'7" x 4'1" (1.7m x 1.24m). Rear uPVC double glazed with patterned glazing, provides a modern suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back, shower cubicle with mains shower and glazed screen and tiled walls and lino flooring.



### **First Floor Landing**

Provides access to two bedrooms and has loft access.

### **Rear Double Bedroom 1**

9'8" x 10'5" (2.95m x 3.18m). Rear uPVC double glazed window and built-in over the stairs wardrobe with hanging rail.



### **Front Double Bedroom 2**

10'10" x 10'2" (3.3m x 3.1m). Enjoying a front vertical sliding uPVC double glazed sash window and inset modern ceiling spotlights.



### **Grounds**

To the rear of the property enjoys a enclosed low maintenance garden having initial hardstanding concrete seating area and large pebbled section.

### **Central Heating**

The property has an electric central heating system to radiators.

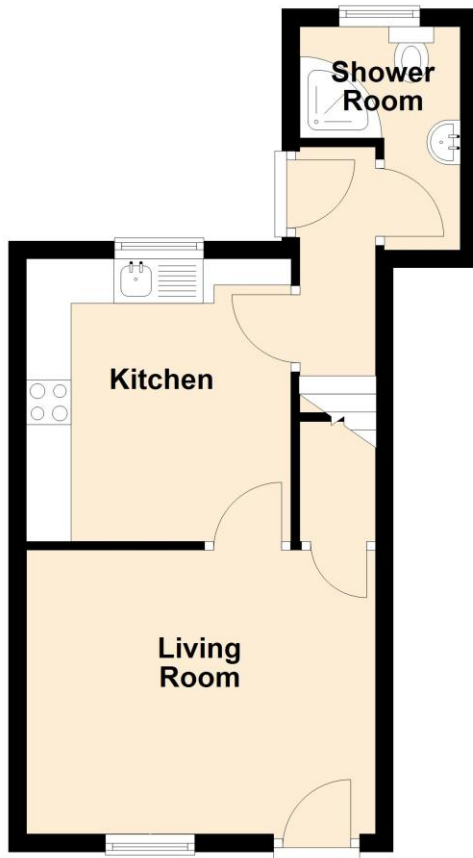
### **Double Glazing**

Full uPVC double glazed windows and doors with the exception of the front entrance door being hardwood.



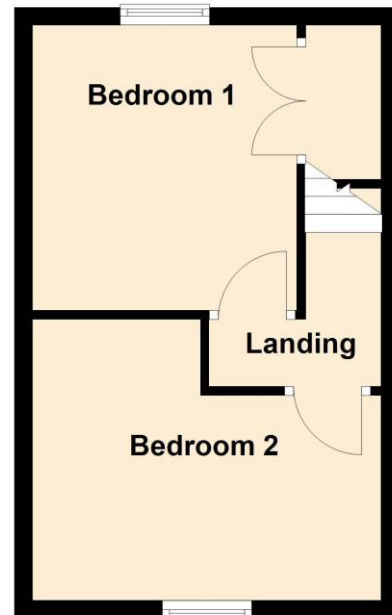
## Ground Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



## First Floor

Approx. 25.2 sq. metres (270.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

**Local Authority:**

**Tenure:** To be advised