



Kara Cocketts Lane, Hibaldstow

£220,000 Freehold

ATTRACTIVE DETACHED BUNGALOW • NO UPWARD CHAIN • POPULAR VILLAGE LOCATION • 2 BEDROOMS • SPACIOUS BAY FRONTED LOUNGE • MODERN FITTED KITCHEN & FLEXIBLE UTILITY AREA • MAIN SHOWER ROOM • WELL KEPT GARDENS • DRIVEWAY & GARAGE • COUNCIL TAX BAND; B. EPC RATING; D.



DETACHED BUNGALOW IN SOUGHT-AFTER VILLAGE SETTING | NO ONWARD CHAIN | WELL PRESENTED THROUGHOUT | IDEAL DOWNSIZE

Situated along the highly regarded Cocketts Lane in the desirable village of Hibaldstow, *Kara* is an attractive detached bungalow offering well-maintained and thoughtfully arranged accommodation, ideally suited to downsizers, professional couples or those seeking single-storey living in a peaceful yet well-connected location.

Available with the added benefit of **no onward chain**, this appealing home presents an excellent opportunity to acquire a move-in-ready property within one of North Lincolnshire's most popular villages, enjoying convenient access to local amenities, reputable schools and excellent transport links to Brigg, Scunthorpe, Gainsborough and the wider region.

The accommodation is entered via a practical side porch leading into a bright and welcoming interior. The generously proportioned lounge enjoys a pleasant front aspect and is enhanced by a feature bow window, creating a light-filled and inviting reception space. The contemporary fitted kitchen is appointed with a range of high-gloss units complemented by contrasting work surfaces and attractive splashbacks, providing both style and functionality. Adjoining the kitchen is a versatile utility/boot room with fitted storage, which also offers an ideal garden room or sunroom overlooking the rear garden.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from extensive fitted mirrored wardrobes. The second bedroom includes a useful storage cupboard housing a recently installed boiler (2024), which remains under warranty. Completing the accommodation is a stylishly appointed shower room featuring a walk-in shower enclosure, vanity storage and WC.

Externally, the property enjoys excellent kerb appeal with a low-maintenance front garden incorporating artificial lawn and established planting. A block-paved driveway provides off-street parking for multiple vehicles and leads to a single garage fitted with an electric door and convenient front and rear access. The enclosed wraparound gardens offer a combination of lawned and paved areas, creating attractive spaces for outdoor relaxation and entertaining, whilst gated access to both sides enhances privacy and practicality.

Combining modern comfort, well-balanced accommodation and a highly desirable village setting, *Kara* represents a rare opportunity to secure a quality bungalow in a sought-after residential location. Early viewing is strongly recommended via our Brigg office. EPC Rating: D, Council Tax Band: B.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Lounge

20' 0" x 10' 10" (6.10m x 3.30m)

Kitchen

9' 11" x 9' 11" (3.02m x 3.02m)

Utility

13' 5" x 4' 6" (4.10m x 1.37m)

Bedroom 1

11' 5" x 10' 2" (3.47m x 3.09m)

Bedroom 2

10' 2" x 9' 11" (3.09m x 3.02m)

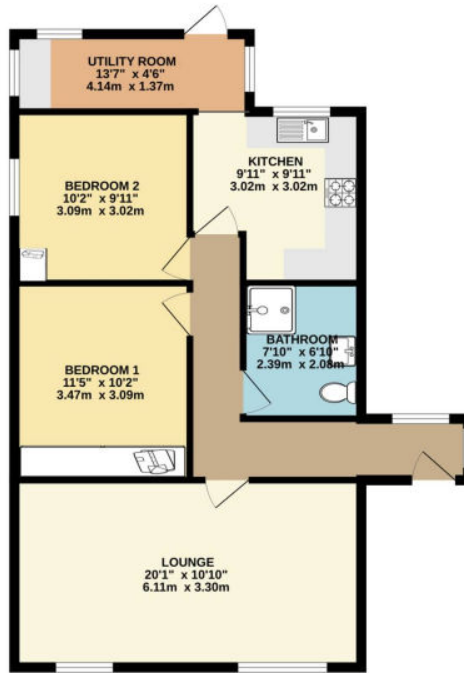
Shower Room

6' 10" x 7' 10" (2.08m x 2.39m)





GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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