





23 Wheat Lane, Hibaldstow

£179,950 Freehold

AN ATTRACTIVE MODERN SEMI-DETACHED HOME · NO UPWARD CHAIN · SOUGHT AFTER VILLAGE DEVELOPMENT · 2 BEDROOMS · FRONT LOUNGE · STYLISH FITTED KITCHEN DINER · MAIN FAMILY BATHROOM & GROUND FLOOR WC · PRIVATE ENCLOSED REAR GARDEN · FRONT DRIVEWAY · VIEW VIA OUR BRIGG OFFICE

paul fox
the family estate agents

Modern 2-bed end-terrace in Hibaldstow. Stylish kitchen, private garden, off-road parking, no chain. Quiet cul-de-sac near amenities. EPC B, Council Tax A. Ideal first home or investment.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- AN ATTRACTIVE MODERN SEMI-DETACHED HOME
- NO UPWARD CHAIN
- SOUGHT AFTER VILLAGE DEVELOPMENT
- 2 BEDROOMS
- FRONT LOUNGE
- STYLISH FITTED KITCHEN DINER
- MAIN FAMILY BATHROOM & GROUND FLOOR WC
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Side Entrance Hallway
Includes an attractive composite entrance door with inset patterned glazing, oak style vinyl flooring, a wall mounted alarm keypad, wall to ceiling coving and attractive oak style doors allow access off to;



Cloakroom
6' 3" x 3' 3" (1.90m x 1.00m)
With a low flush WC and a pedestal wash hand basin with tiled splash back, continuation of vinyl flooring, extractor fan and wall to ceiling coving.

Front Living Room
13' 1" x 12' 2" (4.00m x 3.71m)
With a front uPVC double glazed window, wall to ceiling coving, TV input, a wall mounted thermostatic electronic control for the central heating and a single flight staircase leads to the first floor accommodation.





Stylish Fitted Modern Kitchen
12' 2" x 13' 1" (3.71m x 4.00m)
With twin rear uPVC double glazed door allowing access to the garden with adjoining twin side lights and continuation of oak style vinyl flooring. The kitchen includes a range of light shaker style low level units, drawer units and wall units with rounded brushed aluminium style pull handles and stylish quartz working top surfaces with matching uprising incorporating an inset single stainless steel sink unit with block mixer tap and drainer to the side, built-in Neff electric oven with matching four ring gas hob with overhead canopied extractor fan, plumbing for a washing machine, space for an under counter fridge, a wall mounted Alpha gas modern combi boiler, inset ceiling spotlights and wall to ceiling coving.



First Floor Landing
Enjoys loft access, built-in storage cupboard and oak doors leading off to;

Master Bedroom 1
8' 11" x 12' 2" (2.72m x 3.70m)
With a rear uPVC double glazed window and an electronic thermostatic control for the central heating.

Front Double Bedroom 2
8' 10" x 12' 2" (2.70m x 3.70m)
With a front uPVC double glazed window and a built-in over the stairs storage cupboard.





Main Family Bathroom
7' 10" x 5' 7" (2.40m x 1.70m)
With a side uPVC double glazed window with frosted glazing and a three piece suite comprising off a panelled bath with overhead chrome mains shower with tiled splash backs and glazed screen, pedestal wash hand basin and a low flush WC, extractor fan and vinyl flooring.



Grounds
Externally the property enjoys a private well kept lawned garden with flagged patio seating area ideal for outdoor dining and entertainment during the summer months and provides a timber storage shed. A secure side gate allows access to block paved driveway allowing off street parking for a number of vehicles with a front principally lawned garden.













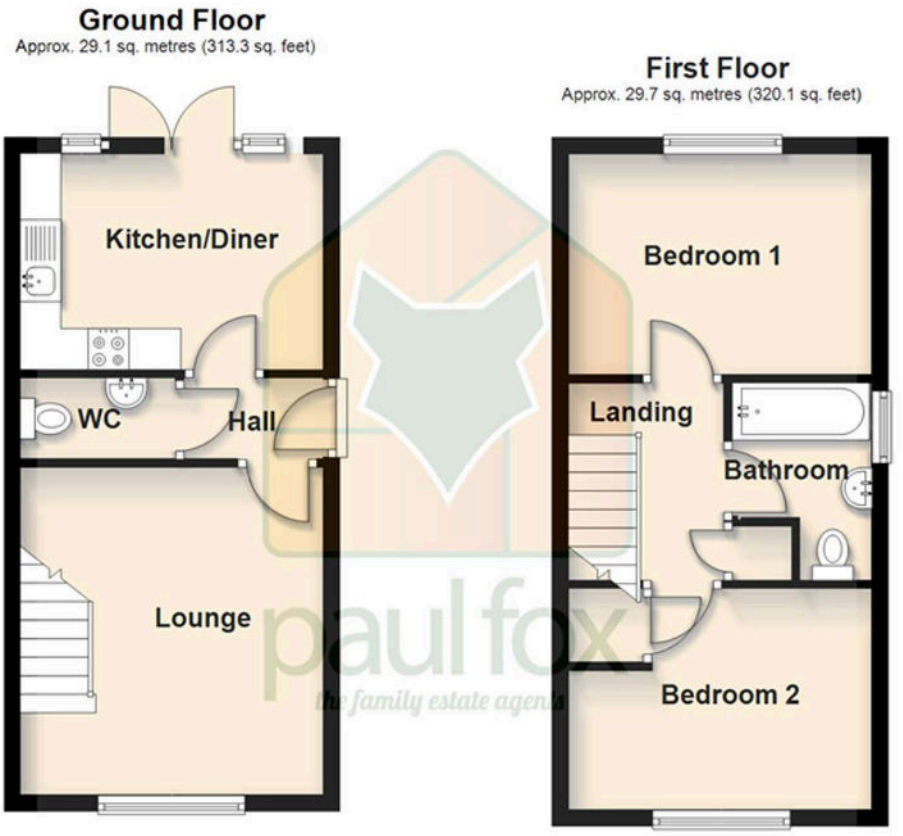




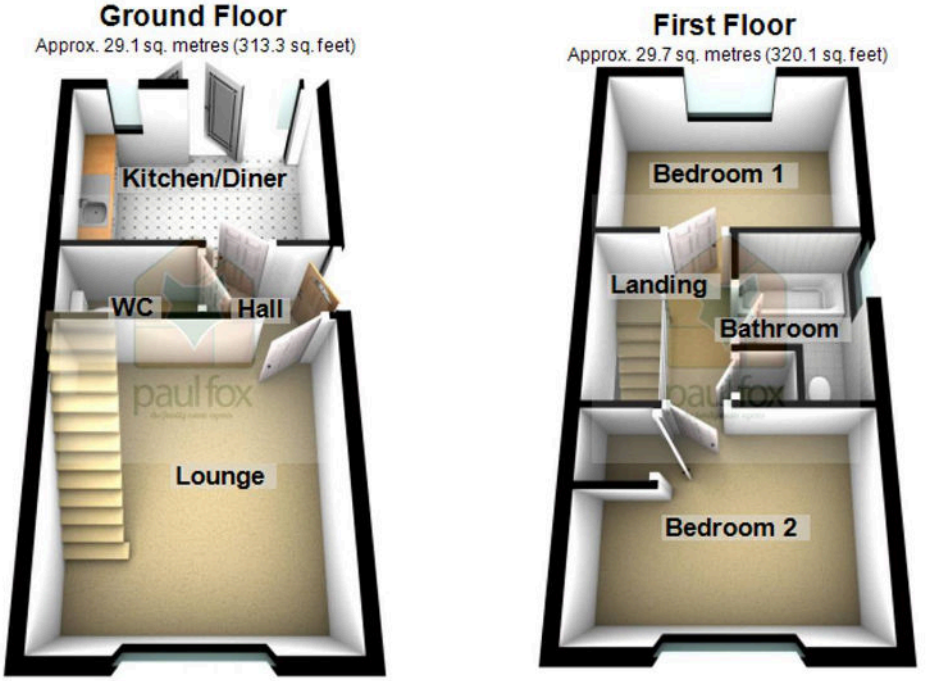








Total area: approx. 58.9 sq. metres (633.5 sq. feet)



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