





30 Meadow Court, Hibaldstow

£169,950 Freehold

TRADITIONAL SEMI DETACHED HOUSE · NO UPWARD CHAIN · CUL-DE-SAC VILLAGE LOCATION · 3 BEDROOMS · FRONT LOUNGE · OAK FITTED KITCHEN DINER · MAIN FAMILY BATHROOM · GENEROUS REAR LAWNED GARDEN · OFF STREET PARKING · VIEW VIA OUR BRIGG OFFICE

paul fox
the family estate agents





IDEAL FIRST TIME BUY | NO ONWARD CHAIN | SPACIOUS REAR GARDEN

Paul Fox are delighted to offer to the market this traditional three-bedroom semi-detached home, occupying a pleasant cul-de-sac position within the ever-popular village of Hibaldstow. Offered with **no onward chain**, the property presents an excellent opportunity for first-time buyers, young families or investors seeking a home with excellent potential in a sought-after village location.

The well-planned accommodation comprises a welcoming entrance hall with useful built-in storage, a convenient ground floor WC, a spacious front-facing living room and a fitted kitchen/dining room overlooking the rear garden. To the first floor, a central landing leads to three well-proportioned bedrooms, all served by a family bathroom.

Outside, the property benefits from off-street parking for several vehicles to the front, while the generous enclosed rear garden is predominantly laid to lawn, providing an ideal space for children, pets and outdoor entertaining.

Additional features include full uPVC double glazing and gas-fired central heating.

Early viewing is highly recommended through our Brigg office.

EPC Rating: D
Council Tax Band: A

LOCATION

Hibaldstow is a highly regarded North Lincolnshire village, offering a welcoming community atmosphere and a range of everyday amenities including a primary school, village shop, public house and recreational facilities. The nearby market town of Brigg provides an excellent selection of independent shops, supermarkets, cafés and restaurants, while Scunthorpe offers further retail, leisure and educational facilities. The village also enjoys convenient road links to Market Rasen, Lincoln and the M180 motorway network, making it an excellent choice for commuters seeking the benefits of village life without compromising on accessibility.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Lounge
13' 1" x 11' 6" (4.00m x 3.50m)

Kitchen Diner
13' 1" x 11' 4" (4.00m x 3.45m)

Bedroom 1
14' 9" x 8' 10" (4.50m x 2.70m)

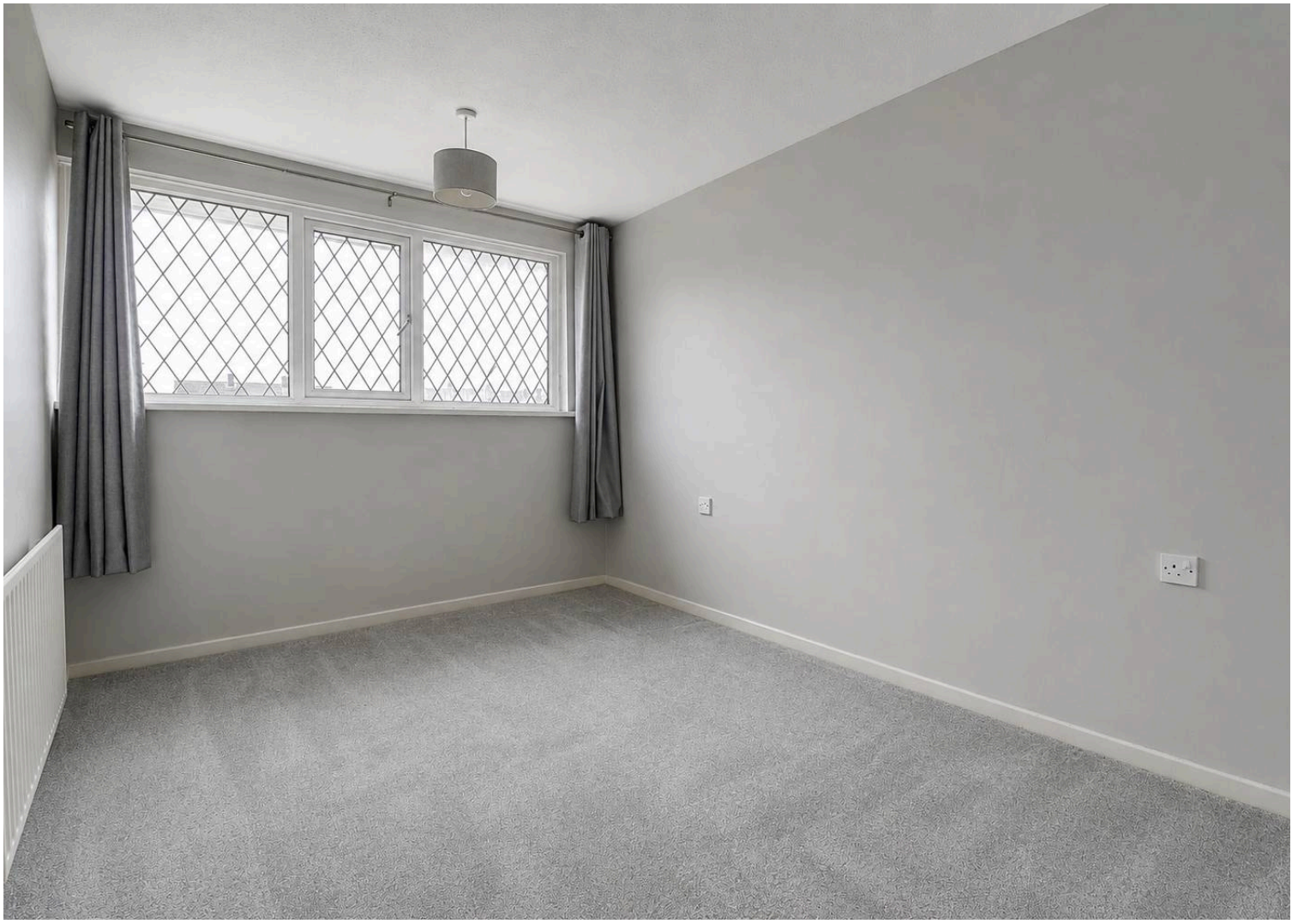
Bedroom 2
11' 10" x 10' 6" (3.60m x 3.20m)

Bedroom 3
7' 10" x 8' 6" (2.40m x 2.60m)

Bathroom
6' 7" x 6' 1" (2.00m x 1.85m)





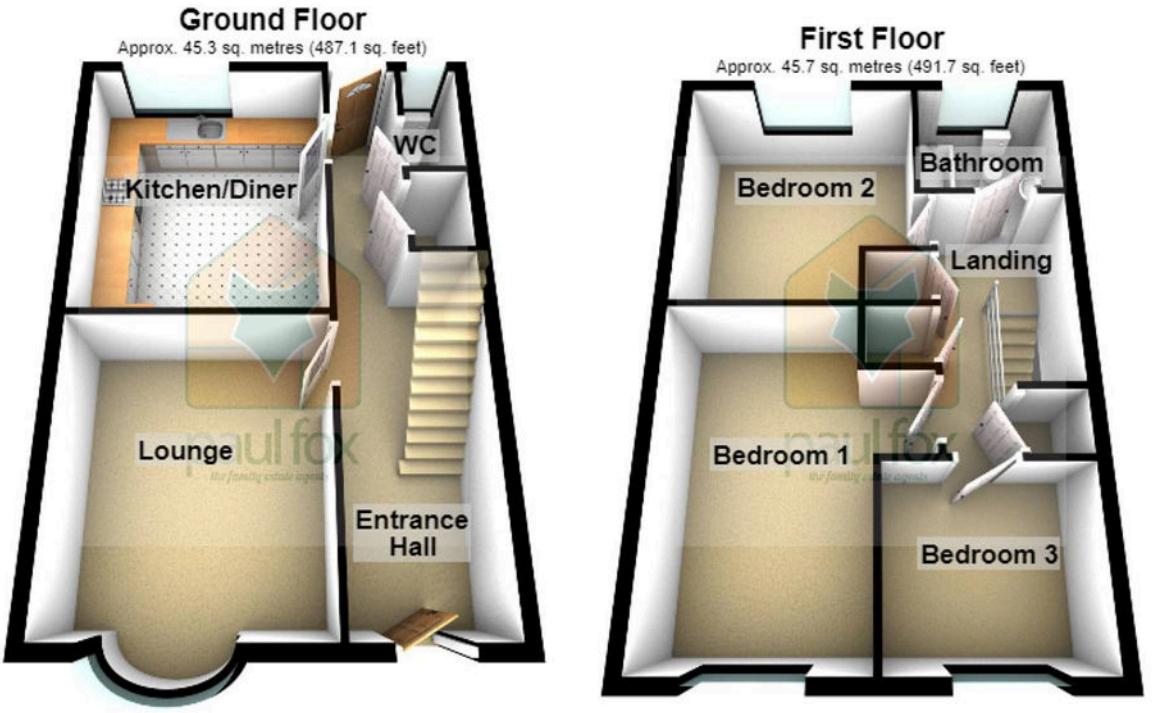




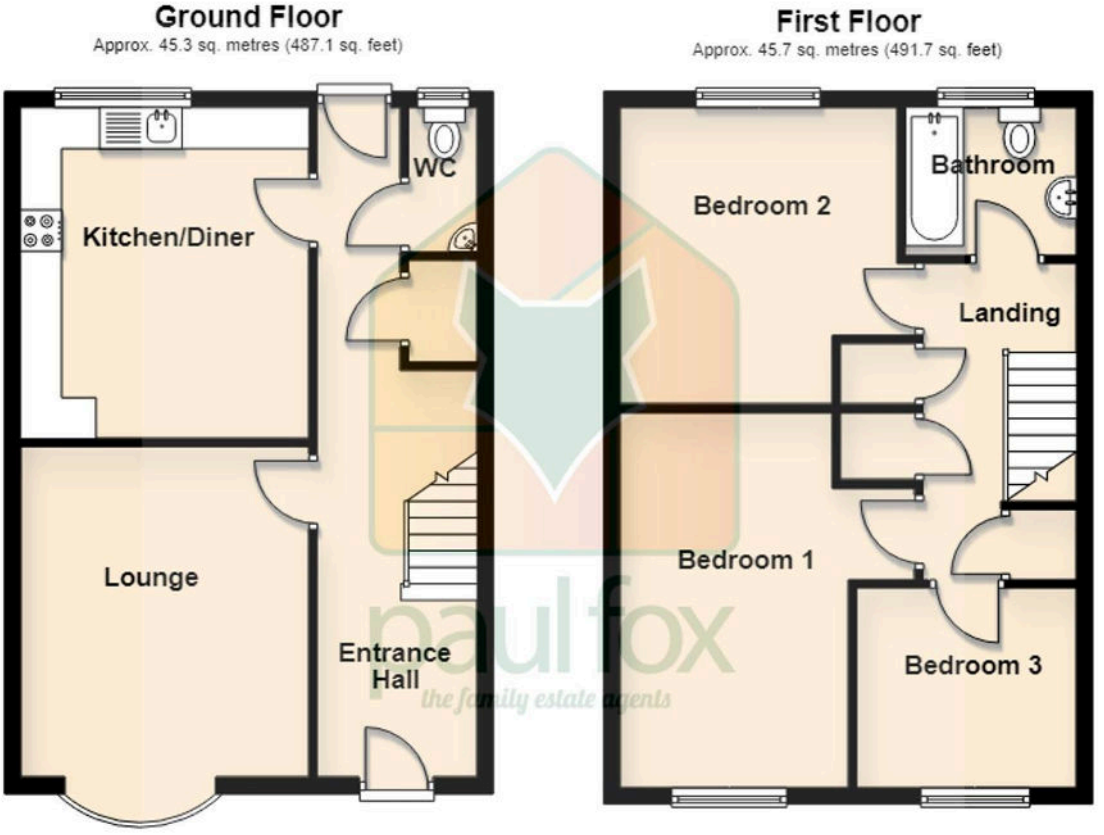








Total area: approx. 90.9 sq. metres (978.8 sq. feet)



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