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Price Guide  
**£287,500**

EPC Rating: B

## 3 Barnside

Hibaldstow, Brigg, North Lincolnshire, DN20 9RA  
3 Bedroom Detached House



- ✓ AN OUTSTANDING NEWLY BUILT DETACHED HOUSE
  - ✓ FINE FRONT LIVING ROOM
  - ✓ FEATURE DINING KITCHEN
- ✓ 3 BEDROOMS WITH A MASTER EN-SUITE
  - ✓ STYLISH FAMILY BATHROOM
- ✓ PRIVATE SOUTH FACING REAR GARDEN

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A stylish newly built detached house being part of an exclusive new development within the highly desirable village of Hibaldstow. Offering well presented and proportioned accommodation comprising, entrance hallway, cloakroom, spacious front living room, feature open plan dining kitchen with a contemporary range of kitchen furniture and patio doors to the rear garden. The first floor enjoys a landing that leads to 3 generous bedrooms with a master ensuite and a main block paved driveway allowing parking for a number of vehicles with direct access to the attached garage. The rear garden is fully enclosed and of a good family size with a flagged seating area with fenced divide to a lawned garden.

## FRONT ENTRANCE HALLWAY

Measures approx. 2.09m x 5m (6' 10" x 16' 5"). Enjoying a composite double glazed entrance with frosted glazing, a front uPVC double glazed window, traditional straight flight staircase allowing access to the first floor accommodation with open spell balustrading and feature laminate tread with understairs storage and underfloor heating with wall mounted thermostat.

## CLOAKROOM

Enjoying a modern two piece suite comprising a low flush WC, vanity wash hand basin with storage cabinet beneath and block mixer tap, tiled flooring and part tiling to walls with chrome edging.

## SPACIOUS FRONT LIVING ROOM

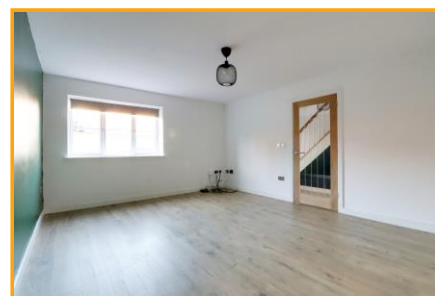
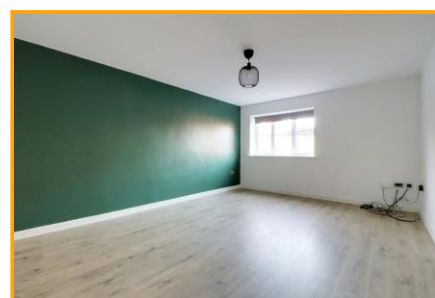
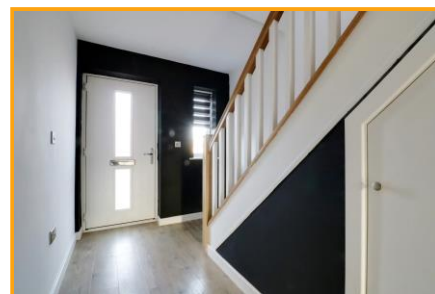
Measures approx. 3.84m x 5m (12' 7" x 16' 5"). Enjoying a front uPVC double glazed window, attractive wooden flooring with underfloor heating and wall mounted thermostat and an internal oak glazed door leads back through to the entrance hallway.

## FEATURE OPEN PLAN DINING KITCHEN

Measures approx. 6.07m x 2.81m (19' 11" x 9' 3"). Enjoying rear uPVC double glazed French doors allowing access to the garden with matching rear window. The kitchen enjoys an extensive range of contemporary fitted furniture with matching low level units, drawer units and wall units with open displays, a feature quartz top with matching uprising and sill incorporating a one and a half bowl sink unit with etch drainer to the side and instant hot water block mixer tap, built in electric induction hob with overhead extractor, eye level double oven and microwave, projecting wooden breakfast bar, tiled flooring with underfloor heating, a wall mounted thermostat, enjoying integral fridge freezer and dishwasher, TV point, inset modern LED spotlights and internal door leads through to the garage.

## FIRST FLOOR SPACIOUS LANDING

Enjoying a side uPVC double glazed window, continuation of attractive laminate flooring, loft access, wall mounted thermostat, built in storage cupboard and doors off to;



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## MASTER BEDROOM 1

Measures approx. 4.07m x 3.23m (13' 4" x 10' 7"). Enjoying a front uPVC double glazed window, attractive laminate flooring, TV point and doors through to;

## STYLISH EN-SUITE SHOWER ROOM

Measures approx. 1.91m x 2.09m (6' 3" x 6' 10"). Enjoying a front uPVC double glazed window with inset patterned glazing and a three piece suite in white comprising a low flush WC, vanity wash hand basin with storage cabinet beneath and chrome mixer tap, a walk in shower cubicle with overhead main shower and glazed screen, tiled flooring, fully tiled walls with chrome edging and matching towel rail and inset ceiling spotlights.



## REAR DOUBLE BEDROOM 2

Measures approx. 3.53m x 2.56m (11' 7" x 8' 5"). Enjoying a rear uPVC double glazed window.



## REAR BEDROOM 3

Measures approx. 2.9m x 2.81m (9' 6" x 9' 3"). Enjoying a rear uPVC double glazed window.



## FAMILY BATHROOM

Measures approx. 2.05m x 1.97m (6' 9" x 6' 6"). Enjoying a side uPVC double glazed window with inset obscured glazing, a stylish suite in white comprising close couple low flush WC with adjoining vanity wash hand basin with matte black mixer tap, p shaped panelled bath with overhead main shower and glazed screen, tiled flooring, majority tiling to walls with matte black towel rail, inset ceiling spotlights and extractor.

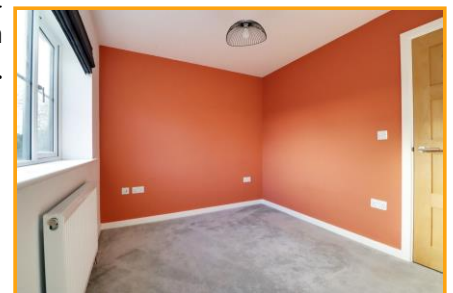


## OUTBUILDINGS

The property enjoys the benefit of an attached garage of an excellent size measuring approx. 3.36m x 5.55m (11' 0" x 18' 3") with electric roller front door, rear uPVC personal door with inset patterned glazing leading to the garden, an internal oak door allows access to the kitchen, wall mounted Ideal gas fired condensing central heating boiler with plumbing for washing machine beneath, loft access and strip light.

## GROUNDS

To the front of the property enjoys a low maintenance block paved drive and front with ramped pathway to the front entrance door and the driveway having direct access to the garage. The rear garden benefits from a southerly aspect enjoying views over the village church and has a large flagged seating area with adjoining raised composite decking and with a fenced divide to a lawned garden.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

There is a modern gas fired central heating system with underfloor heating to the ground floor and a radiator system to the first floor.

## DOUBLE GLAZING

The property benefits from full uPVC double glazed windows.

## \*\* IMPORTANT \*\*

## PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

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