17 Proctors Way, Hibaldstow, BRIGG, DN20 9QF

Guide Price £149,950

- Semi Detached House
- Kitchen/Diner
- Three-Piece Family Bathroom
- Off-Road Parking
- Chain Free
- Three Bedrooms
- Good Size Reception Room
- Front and Rear Gardens
- Popular Village Location
- Vacant Possession

Bell Watson is pleased to present this semi-detached home, ideally situated in a cul-de-sac position within the quiet residential area of Hibaldstow. The property benefits from uPVC double-glazed windows and offers well-proportioned accommodation throughout. The ground floor briefly comprises an entrance hall, a good-size reception room, and a fitted kitchen/diner, while the first-floor features three bedrooms and a stylish family bathroom. Externally, the property enjoys gardens to both the front and rear, along with off-road parking. This home represents an excellent opportunity for first-time buyers or investors alike.

LOCATION

Hibaldstow is a well-regarded village in North Lincolnshire, offering a pleasant rural setting while remaining conveniently positioned for access to nearby towns. The popular market town of Brigg is just a short drive away, providing a range of shops, cafés and local amenities, while the larger town of Scunthorpe offers extensive shopping, leisure facilities and transport links. The village is also well placed for travel to Market Rasen and Lincoln, making it an ideal location for those seeking village living with convenient access to surrounding centers.

ACCOMODATION

The accommodation is arranged over two floors.

HALL

Enter the property via the uPVC front door into an entrance hall with carpeted stairs leading to the first floor, and a pendant light.

LOUNGE 4.42m (14'6") x 3.51m (11'6")

Enjoying a uPVC double-glazed window to the front elevation, this room features an electric wall-mounted fire set within a white fire surround, complemented by a dado rail, pendant light fitting and carpeted flooring. Additional features include a central heating radiator and a useful under-stairs storage cupboard.

KITCHEN/DINER 4.47m (14'8") x 3.71m (12'2")

The kitchen is fitted with a range of wall and base units with complementary worktops, incorporating a stainless-steel sink positioned beneath a uPVC double-glazed window overlooking the rear garden. There is space for a free standing electric oven with a stainless-steel extractor hood above. Additional features include pendant light fittings to the ceiling, a central heating radiator, laminate flooring and a TV point, while a uPVC door provides access to the rear garden.

BEDROOM ONE 3.66m (12'0") x 2.59m (8'6")

To the rear of the property having a uPVC double glazed window, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.58m (11'9") x 1.83m (6'0")

Having a uPVC double-glazed window to the rear elevation, this room also benefits from a c ceiling light fitting, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.84m (9'4") x 1.65m (5'5")

Featuring a uPVC double-glazed window to the front elevation, the room is complemented by a ceiling light fitting, a central heating radiator and carpeted flooring.

BATHROOM 1.70m (5'7") x 1.65m (5'5")

The bathroom is fitted with a white three-piece suite comprising a low-level WC, pedestal wash hand basin and a bath with shower over and glass shower screen. A uPVC double-glazed window provides natural light, and the room is finished with laminate flooring.

OUTSIDE

The front garden is predominantly laid to lawn with flower beds, enclosed by a wooden picket fence. A driveway provides off-road parking, and a timber gate offers access to the fully enclosed rear garden.

The rear garden features a slabbed patio area, with the remainder mainly laid to astro turf for ease of maintenance and benefits from an outside water tap. There are also raised wooden beds, a large timber shed and a uPVC storage unit.

FIXTURES AND FITTINGS

All built in appliance, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (not tested)

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

COUNCIL TAX

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.

PROPERTY MISDESCRIPTION

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