



**2 Old School Drive,
Hibaldstow, Brigg,
Lincolnshire, DN20
9BW**

Asking Price: £179,950

EPC: D (68)
Council Tax - B



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Accommodation Summary:

- A HIGHLY DESIRABLE MODERN DETACHED BUNGALOW
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO ALL VILLAGE AMENITIES
- GENEROUS MAIN LOUNGE
- FITTED KITCHEN & SHOWER ROOM
- 2 BEDROOMS
- LOW MAINTENANCE GARDENS
- DRIVEWAY & GARAGING
- IDEAL DOWNSIZE
- VIEW VIA OUR BRIGG OFFICE

Description:

A rarely available modern detached bungalow, quietly positioned within a pleasant cul-de-sac that is within walking distance to the village facilities. The well maintained and proportioned accommodation briefly comprises, a front entrance porch, spacious main living room, a fitted kitchen, a rear conservatory with access to the garden and two bedrooms served by an attractive fitted 3 piece shower room. The property is fronted by a low maintenance gravelled garden with an adjoining driveway leading to a detached single garage. The rear garden is privately enclosed with a range of gravel topped flower and vegetable plant borders and beds with flagged walkways.

Rooms:

Front Entrance Porch Includes a front uPVC double glazed entrance door in mahogany with inset patterned glazing with adjoining side light with further patterned glazing and an internal door allows access into;

Main Lounge 13'10" x 15'7" (4.22m x 4.75m). With a box bay uPVC double glazed window, TV input, wall to ceiling coving, a gas coal effect fireplace with a marble effect surround, mantel and backing and an internal glazed door allows access through to;



Kitchen 12'4" x 12'1" (3.76m x 3.68m). With a side uPVC double glazed entrance door with frosted glazing allowing access to the driveway and a front uPVC double glazed window. The kitchen includes a range of light fronted low level units, drawer units and wall units with a patterned working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, plumbing for an automatic washing machine, space for a free standing cooker, further space for a fridge freezer, tiled flooring and a wall mounted Ideal Exclusive combi boiler.



Inner Hallway Includes loft access, a wall mounted electronic thermostatic control and a built-in storage cupboard.

Rear Double Bedroom 1 11'11" x 10'10" (3.63m x 3.3m). With a rear uPVC double glazed window.



Rear Double Bedroom 2 10'11" x 8'8" (3.33m x 2.64m). With rear uPVC double glazed entrance door with adjoining side light allows access off to;

Conservatory 7'8" x 8' (2.34m x 2.44m). With a lean to polycarbonate roof, dwarf bricked walling, two twin French double glazed doors allowing access to the garden, further surrounding uPVC double glazed windows and a single wall light.



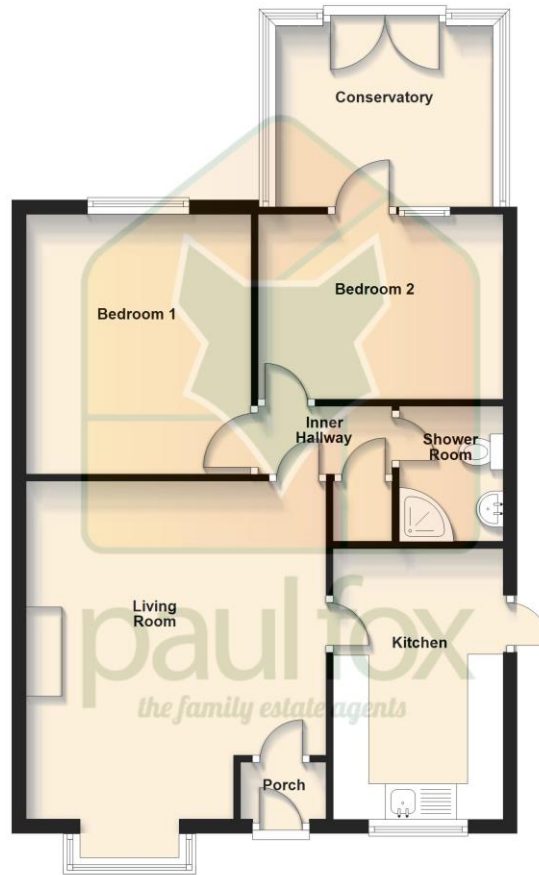
Shower Room 5'7" x 6'1" (1.7m x 1.85m). With a side uPVC double glazed window in mahogany with frosted glazing and a three piece suite comprising of a double walk-in shower cubicle with overhead chrome main shower with sliding twin curved doors, pedestal wash hand basin and low flush WC, vinyl flooring and fully tiled walls.

Grounds

The property is fronted by a neat gravel topped open plan herbaceous garden and a reception drive leads to the detached brick and pitched tile single garage with up and over door, electric light and side personal door. The rear garden is enclosed and has been arranged to accommodate a range of gravel topped flower, vegetable and perennial plant borders and beds with flagged walkways.



Ground Floor
Approx. 65.2 sq. metres (702.0 sq. feet)



Total area: approx. 65.2 sq. metres (702.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	