



**11 Wheat Lane,
Hibaldstow, Brigg,
Lincolnshire, DN20 9FR**

Asking Price: £67,500

EPC: To be confirmed (0)

Council Tax -
To be advised



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

Accommodation Summary:

- A MODERN END OF TERRACE HOUSE
- 45% SHARED OWNERSHIP SCHEME
- CUL DE SAC POSITION
- MAIN LOUNGE
- MODERN FITTED KITCHEN DINER
- 2 DOUBLE BEDROOMS
- ATTRACTIVE FITTED BATHROOM
- OFF STREET PARKING
- PRIVATE ENCLOSED GARDEN
- VIEW VIA OUR BRIGG BRANCH

Description:

A well presented modern end of terrace home, located in a quiet cul-de-sac position on a sought after modern development in Hibaldstow. The accommodation is being advertised as a 45% shared ownership and is thought ideal for a first time buyer briefly comprises a side entrance hall, a fine main living room, a modern fitted kitchen diner with French doors leading out to the rear garden, a ground floor WC and to the first floor accommodation provides two double bedrooms and an attractive fitted bathroom. Occupying surrounding well-kept lawned gardens with a flagged patio seating area. Secure side gated access leads out to a block paved front driveway providing off road parking. Due to the property being shared ownership please review the application criteria with this link:
<https://www.gov.uk/shared-ownership-scheme>.

Rooms:

Side Reception Hallway Enjoying a composite double glazed entrance door, wall to ceiling coving and leads off to;

Cloakroom 6'3" x 3'3" (1.9m x 1m). Features a matching suite in white comprising a low flush WC and a pedestal wash hand basin with tiled splash backs.



Living Room 13'1" x 12'2" (4m x 3.7m).

With front uPVC double glazed window and traditional straight flight timber staircase leads off to the first floor accommodation.

Kitchen Diner 12'2" x 13'1" (3.7m x 4m).

Has a rear uPVC double glazed window and rear uPVC double glazed French doors allowing access to the rear garden. The kitchen enjoys a range of matching low level units and high level units with light grey door fronts with a patterned working top surface incorporating a single stainless steel sink unit with drainer to the wide and block mixer tap, space for a cooker, plumbing for an automatic washing machine, a wall mounted Alpha combination type boiler and wall to ceiling coving.

First Floor Landing Has loft hatch, built-in linen cupboard with inset latted shelving and leads off to;

Rear Double Bedroom 1 8'11" x 12'2" (2.72m x 3.7m). With rear uPVC double glazed window.

Front Double Bedroom 2 8'10" x 12'2" (2.7m x 3.7m). With front uPVC double glazed window and a built-in storage cupboard.

Bathroom 7'10" x 5'7" (2.4m x 1.7m).

Enjoys a side uPVC double glazed window providing a three piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with overhead mains shower, tiled walls and extractor fan.

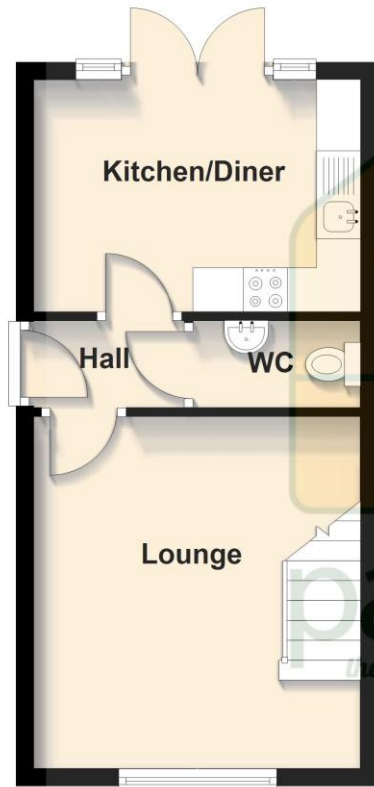
Grounds

Occupying surrounding well kept lawned gardens with a flagged patio seating area. Secure side gated access leads out to a block paved front driveway providing off road parking.



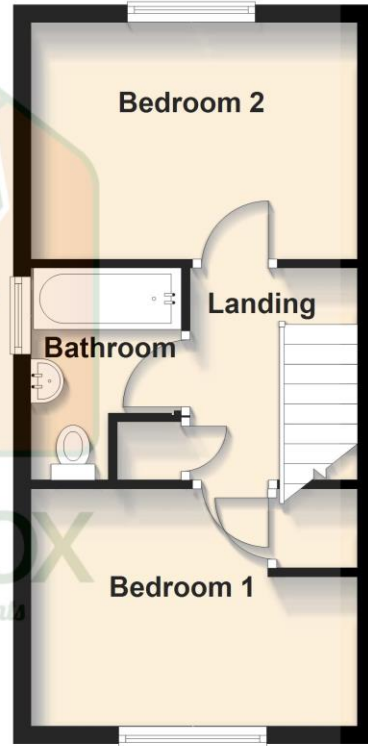
Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



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

paul fox
the family estate agents