



JASMINE CROFT, 2 CASTLE KEEP, HIBALDSTOW
£550,000

BROWN & CO

JASMINE CROFT, 2 CASTLE KEEP, HIBALDSTOW, BRIGG, DN20 9JG

DESCRIPTION

A very nicely presented and versatile detached dormer residence with good accommodation throughout. Large open plan breakfast kitchen and family room/playroom which could be separated into two separate rooms, large dual aspect living room, ground floor bedroom with bathroom and additional room which could become an annexe. Space for home office working. The property is situated on a good plot with ample parking and an integral double garage.

LOCATION

Hibaldstow is a rural North Lincolnshire village that benefits from a local Co-Operative store, a village public house, eateries and primary schooling. The village lies within comfortable reach of the market town of Brigg which is approximately 4.6 miles away, and the regions primary employment opportunities are Scunthorpe which is approximately 8.6 miles away and the city of Lincoln with its rich history and renowned architecture which is approximately 21 miles away. Wider links are available to the city of Hull and the towns of Doncaster and Grimsby.

ACCOMMODATION

Half glazed UPVC door with slimline windows into

Good sized **ENTRANCE HALL 17'0" x 14'9" (5.22m x 4.53m)** with turning staircase to first floor with small under stairs storage cupboard. Part wood panelled walls, wood moulded skirtings and door architraves, ornate cornicing, wall light points. Window looking into the breakfast kitchen. Large walk in storage cupboard with light.

LIVING ROOM 30'2" x 18'10" (9.20m x 5.78m) front aspect double glazed bow window and rear aspect double glazed sliding patio doors into the garden, recessed fireplace with fitted log burner

with pattern tiled raised hearth with wooden bressummer over, wood moulded skirtings, cornicing, TV and telephone points.



BREAKFAST KITCHEN 17'0" x 14'0" (5.22m x 4.27m) side aspect double glazed leaded light window. A good range of navy coloured base cupboard and drawer units, 1 ¼ enamel sink drainer unit with mixer tap, space and plumbing for dishwasher, space for range style cooker with stainless steel extractor above, ample wood effect working surfaces, marble effect upstands, wood grain effect laminate flooring, cornicing, strip light, oriel bay window looking into the dining room. Square arch opening into



FAMILY ROOM/PLAYROOM 20'0" x 16'9" (6.12m x 5.15m) or additional sitting room, side aspect obscure double glazed oriel bay window, recessed fireplace with log burner and slated hearth, wood moulded skirtings, ornate cornicing, TV and telephone points.



PANTRY 12'6" x 5'8" (3.85m x 1.77m) rear aspect obscure double glazed window. A range of dark wood grain effect soft close base drawer units with working surfaces above. Two slimline pull out cupboards with racking, space for American style fridge. Cornicing.

UTILITY ROOM 12'7" x 7'8" (3.86m x 2.37m) side aspect double glazed window, half glazed door into the garden. A range of cathedral style panelled base cupboard and drawer units, single sink drainer unit with mixer tap, marble effect working surfaces, space and plumbing for washing machine, space for tumble dryer and one further appliance. Wall mounted central heating boiler, programmer and timer. Part tiled walls, cornicing.

STUDY/BEDROOM FIVE 12'9" x 9'9" (3.92m x 3.02m) front aspect double glazed window, wood moulded skirtings, ornate cornicing, TV point.

BEDROOM FOUR 12'6" x 10'10" (3.85m x 3.34m) rear aspect double glazed window, views to garden. Ornate cornicing, TV aerial point, sliding door to

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EN SUITE TOILET with white low level wc, vanity unit with inset sink and cupboards below and display around. Tiled splashbacks, strip light, shaver socket, extractor, ornate corning.

FAMILY BATHROOM 10'5" x 9'9" (3.20m x 3.00m) rear aspect obscure double glazed window, three piece white suite with panel enclosed bath with handheld mixer tap/shower attachment with tiled splashback, vanity unit with inset with mixer tap and white coloured cupboards and drawers below, open shelving and display shelving around, tiled splashback. Wall mounted mirror with strip light above, low level wc, wood moulded skirtings, ornate corning. Additional range of built in shelved cupboards.

FIRST FLOOR

LANDING is a good size, two recessed areas both with double glazed windows with views to the garden and one offering distant views to the north Wolds countryside, TV and telephone points. Wall light points, access to eaves storage.

MASTER BEDROOM SUITE 20'5" x 21'2" (6.26m x 6.47m) maximum dimension, two rear aspect double glazed windows set into recesses, one obscure, one not. Two accesses to eaves storage. Two double and two single built in wardrobes with ample hanging and shelving space, TV and telephone points, sliding door to



EN SUITE SHOWER ROOM 12'3" x 8'0" (3.75m x 2.46m) with high level side aspect double glazed obscure window, tile enclosed shower cubicle with glazed screen and mains fed shower attachment, extractor/light and tiled walls. Enamel vanity unit with inset sink, mixer tap and cupboards below, low level wc, recessed lighting, wall mounted mirror/strip light. Chrome towel rail radiator

BEDROOM TWO 26'7" x 11'4" (8.15m x 3.47m) maximum dimensions, dual aspect double glazed windows to front and side, access to eaves storage, wall light points, TV point, sliding door to walk in wardrobe with floor to ceiling hanging and shelving space, sliding door to



EN SUITE SHOWER ROOM with tile enclosed shower cubicle with mains fed shower attachment, glazed screen, white low level wc, wall mounted sink with mixer tap, tiled splashback. Chrome towel rail radiator, recessed lighting and extractor.

BEDROOM THREE 16'9" x 11'6" (5.15m x 3.53m) front aspect double glazed window, access to eaves storage, TV point and access to roof void.

OUTSIDE

The front is open planned with access from Castle Keep by way of a partly shared drive leading to herringbone block paved driveway with parking for 2-3 vehicles and in turn leads to **INTEGRAL DOUBLE GARAGE 20'0" x 17'10" (6.13m x 5.47m)** with up and over roller doors, power and lighting and additional eaves storage. Raised decked area and additional raised paved front patio with dwarf wall surround. Additional slated area, pedestrian access to the rear of the property and to the side there is additional area of artificial lawn which leads around to the rear of the property which could provide additional parking and has access via a wooden five bar gate.

The rear garden is a nice feature of the property and is fenced to all sides with a sculptured full width paved patio with brick edging, external lighting and water supply. Timber shed. Timber built external shelved storage area which could make a barbeque. Raised decking, a good area of lawn and with established shrub, flower beds and borders. Space for a timber summer house. External lighting and water supply.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by North Lincolnshire Council that this property is in Band F. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

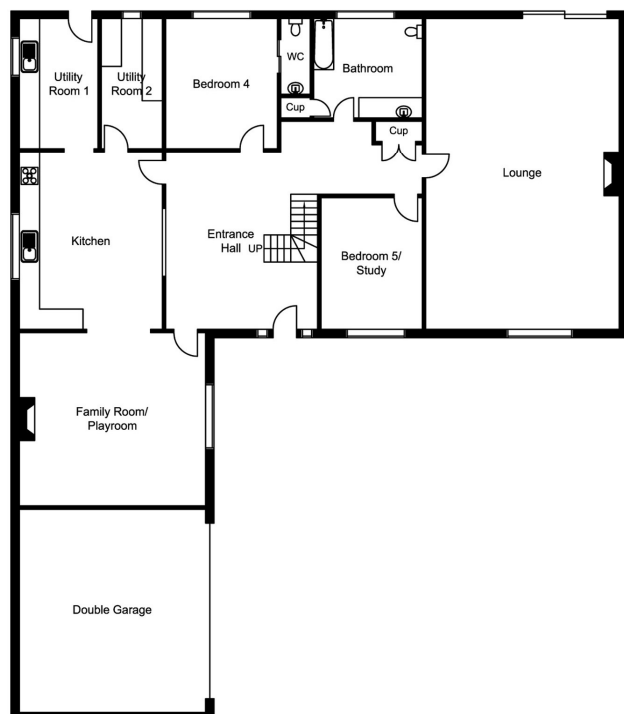
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

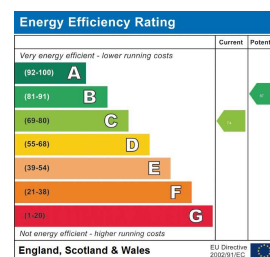
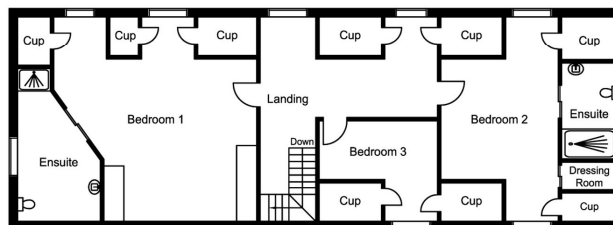
These particulars were prepared in August 2022.

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Ground Floor



First Floor



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