



3 West Street, Brigg, DN20 9NY

£210,000

Built in 2022 is this immaculate three bedroom end terrace property in Hibaldstow, that is ready to move straight into perfect for families or first time buyers in a popular village location!

As you enter the property on the ground floor you have a spacious entrance hall, W.C, cozy lounge and a really good size modern kitchen diner across the back with access on to the rear garden. To the first floor you have a landing, two double bedrooms the master benefitting from an en suite and a well proportioned single bedroom. There is also a modern family bathroom with freestanding bath.

Outside there is a low maintenance turfed rear garden, garage and off road parking for a couple of vehicles. Viewings available straight away please call the office to book your appointment!

Entrance hall



Bedroom two 11'5" x 10'2" (3.50 x 3.10)



Lounge 15'7" x 10'7" (4.76 x 3.25)



Bedroom three 10'2" x 7'10" (3.10 x 2.40)



Kitchen diner 18'8" x 10'9" (5.70 x 3.28)



Downstairs W.C

Landing

Bedroom one 14'9" x 10'2" (4.50 x 3.10)



Bathroom 8'0" x 5'8" (2.45 x 1.73)



En suite 7'10" x 5'10" (2.40 x 1.78)

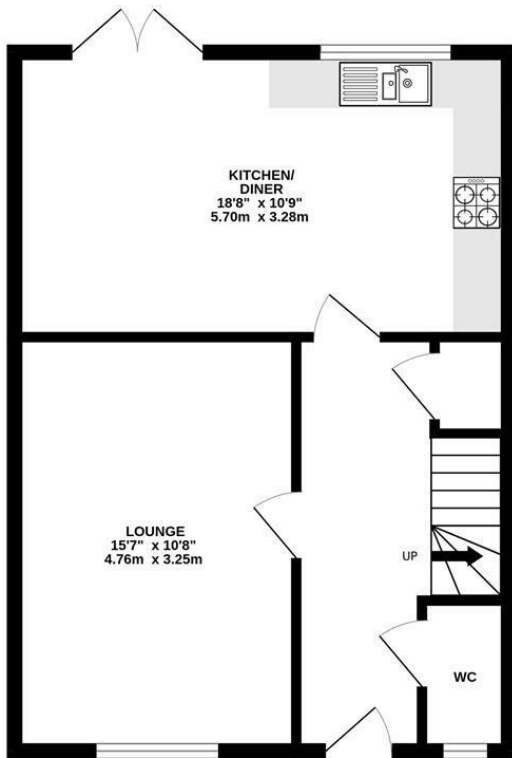


Outside

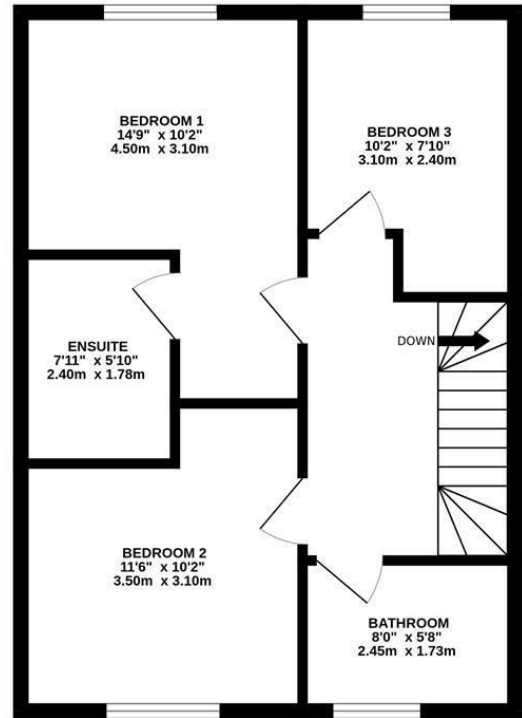


Floor Plan

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		98
	(81-91) B	84	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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