



## 8 Wheat Lane, Brigg, DN20 9FR

£260,000

Completely immaculate and really well positioned three bedroom home in Hibaldstow. Built by the reputable Keigar homes this is a perfect example of a modern three bedroom home. Tucked away in a quiet corner of a cul de sac with a south west facing rear garden, this home is perfect, for families, couples or anyone looking for a modern, move straight in, low maintenance home.

The layout is made up of a hall, lounge with a feature inglenook fireplace, kitchen diner across the back with doors to the private rear garden, a utility and W.C. on the ground floor. Upstairs we have three generous bedrooms, with an en suite on the main bedroom with a separate family bathroom. The garden is secure, private and has manageable lawns and some seating space too, easy to look after and maintain, with two parking spaces and an integral garage.

Viewings are available by appointment, please contact us to book.

Entrance



Bedroom one 14'4" x 11'0" (4.38 x 3.36)



En suite 6'1" x 5'6" (1.86 x 1.69)



Lounge 14'4" x 11'8" (4.38 x 3.57)



Kitchen diner 18'2" x 10'2" (5.55 x 3.11)



Utility 5'4" x 5'4" (1.65 x 1.65)



Bedroom two 11'0" x 10'2" (3.36 x 3.11)



W.C.

Landing

Bedroom three 8'9" x 8'9" (2.69 x 2.69)



Bathroom 8'9" x 7'2" (2.69 x 2.20)



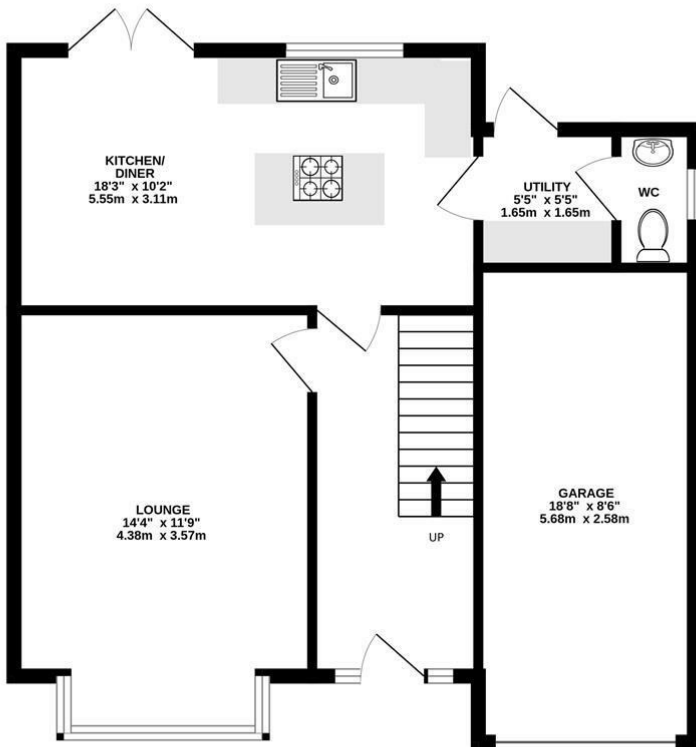
Garage 18'7" x 8'5" (5.68 x 2.58)

Outside

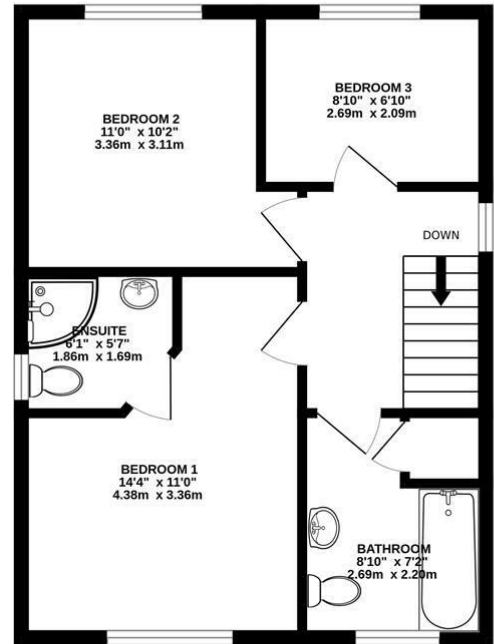


# Floor Plan

**GROUND FLOOR**  
669 sq.ft. (62.1 sq.m.) approx.



**1ST FLOOR**  
448 sq.ft. (41.6 sq.m.) approx.



**TOTAL FLOOR AREA:** 1116 sq.ft. (103.7 sq.m.) approx.

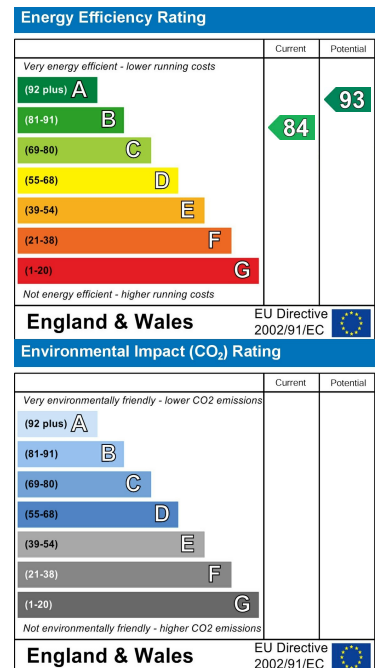
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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