



**Asking Price £270,000**

**TENURE : FREEHOLD**

**South Street, West Butterwick, North Lincolnshire, DN17 3JY**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 1**

**NO ONWARDS CHAIN FOR  
EASE OF PURCHASE**

**LARGE SEPARATE UTILITY  
ROOM & GROUND FLOOR WC**

**FULL RANGE OF MODERN  
KITCHEN FEATURES**

**INTEGRAL SINGLE GARAGE  
OPENING INTO REAR UTILITY  
ROOM**

**OPEN PLAN KITCHEN DINING  
SPACE**

**FEATURE MULTI FUEL  
BURNER TO THE LOUNGE**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties is please to present to the market a, three bedroom detached modern family home, situated to the highly sought after location and desirable village of west Butterwick, North Lincolnshire.

A fantastic opportunity to purchase a modern family home in a highly sought after village location, with no onward chain for ease of purchase!

A picturesque setting, the property is well situated between neighbouring towns of Scunthorpe, and Doncaster, whilst enjoying the benefits of quiet countryside, village living.

The property briefly comprises, well proportioned living space to the ground floor, with good size lounge to the front aspect, benefiting front aspect bay windows, and enjoying plenty of privacy from the enclosed hedgerow to the front elevation, whilst still capturing plenty of natural light. A multi fuel burner is equally benefiting to the family lounge, and adds that extra touch of character to a village home!

Situated to the rear, a large kitchen diner, with a great 12' x 10' (approx) open plan modern kitchen and dining space, making a fantastic useable space for a busy family. Fully integrated for modern living, the desirable contemporary kitchen space combines rural character with gloss wall and base units and modernised kitchen utilities, including, dishwasher, five ring Rangemaster gas oven and hob, built in units to house American style fridge freezer, slide out larder racks, soft close doors to wall and base units and drawers, and feature glazed wall cabinets. The dining area comprises French uPVC doors, exiting to the rear garden, a great space for those summer barbeques! exiting from the kitchen, a large utility room, locates the gas combi boiler, additional sink and drainer, and ample under counter storage for white goods, with a ground floor WC located with internal door access, and a great feature, integral access to the single garage, with direct access into the utility, making a great space to store those muddy boots in winter!

The integral single garage comprises electric roller door to access from the front aspect of the property, side aspect uPVC windows, and spacious layout to house a modern family vehicle!

The first floor of the property is equally spacious to the ground floor three double bedrooms feature, with ample space for modern storage. The family bathroom, a four piece is a fantastic size, with walk-in shower enclosure, panel bath, and vanity hand basin with base storage.

Externally the property is afforded ample privacy, with tall hedgerow perimeter to the front aspect, and large driveway leading up to the set back property. To the rear, the property is not overlooked, and benefits fully fenced perimeters and gated access, from both side aspects.

For viewings at this property & further details contact;

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#### **Entrance**

Enter via uPVC door with three obscure panels into porch comprising, tiled floor, radiator, opening leading into spacious hallway, with access to lounge and kitchen, and carpeted stairs to first floor.

#### **Hallway**

Spacious hallway comprising, laminate flooring stairs to first floor, radiator and two featured wall lights. Leading to kitchen/diner and front aspect lounge.

#### **Lounge - 15'3" x 11'8" (4.66m 3.56m)**

Large front aspect lounge comprising, double-glazed bay uPVC window to front aspect, two radiators, carpet flooring, two feature wall lights and multi-fuel fire, with tiled hearth open heath and single wood beam mantle, and light to ceiling.

### **Kitchen/Diner - 21'7" x 10'4" (6.59m x 3.16m)**

Large spacious kitchen diner comprising, soft close white fronted gloss wall and base cupboards, drawers and slide out larder systems, wood effect laminate worktop with breakfast bar, stainless steel sink and drainer with mixer tap, five ring gas Rangemaster oven and grill with stainless steel splash back and integral extractor fan over hob, housing for an American fridge freezer contained within matching kitchen white fronted gloss larder system, laminate flooring, double-glazed window to rear aspect, French style patio double-glazed uPVC door exiting to rear secure garden, radiator and internal door leading to utility, with feature lighting over the dining space and spot lighting to the ceiling.

### **Utility - 8'3" x 7'10" (2.51m x 2.40m)**

Rear aspect utility comprising, white gloss fronted base units, laminate worktop, stainless steel sink and drainer and mixer tap, two spaces for white goods, radiator, vinyl flooring, double-glazed uPVC window to rear and uPVC door with obscure panel to side aspect, wall mounted combi-boiler, doors also leading to downstairs WC and integral garage, and light to ceiling.

### **WC - 4'9" x 2'11" (1.45m x 0.90m)**

Downstairs WC comprising, close coupled WC, floating sink, vinyl flooring, part tiled walls, obscure double-glazed uPVC window to side aspect, and light to ceiling.

### **Garage - 17'2" x 7'10" (5.24m x 2.40m)**

Single integral garage comprising, electric roll top door, radiator, uPVC double-glazed window to side aspect, with power and lighting.

### **Hallway**

Open hallway comprising, stairs to first floor accommodation with carpet flooring and wooden banister. Door leading to family bathroom, two double bedrooms and one good size single bedroom, double-glazed uPVC window to side aspect and access to the loft, and light to ceiling.

### **Bed 1 - 12'9" x 11'8" (3.88m x 3.57m)**

Double bedroom comprising, carpet flooring, radiator, double-glazed uPVC window to front aspect, and light to ceiling.

### **Bed 2 - 12'9" x 10'4" (3.88m x 3.16m)**

Double bedroom comprising, carpet flooring, radiator, double-glazed uPVC window to rear aspect, and light to ceiling.

### **Bed 3 - 8'8" x 7'10" (2.65m x 2.39m)**

Good size single bedroom comprising, carpet flooring, radiator, double-glazed uPVC window to front aspect, and light to ceiling.

### **Bathroom - 11'4" x 6'9" (3.47m x 2.06)**

Large family bathroom four-piece suite comprising, close coupled WC, bath with surround, pedestal sink with mixer tap, shower cubicle, stainless steel towel rail, vinyl flooring, double-glazed uPVC window to rear aspect, two storage cupboards,

with shelving and storage for condenser, and spot lighting to the ceiling.

### **Front Elevation**

Front elevation comprising; paved driveway with space for multiple vehicles, access to single integral garage and gate leading to rear aspect, outside lighting, perimeter enclosed by fence and wall with hedgerows and shrubs to the front for privacy.

### **Rear Elevation**

Rear elevation comprising; patio seating area, summer house with power, well-kept lawn, outside tap and lighting, slate boarder with flower bed, side gate leading to front aspect, enclosed perimeter with fences and hedges.

Total floor area - 1189 sq. ft. (110.5 sq. m.).

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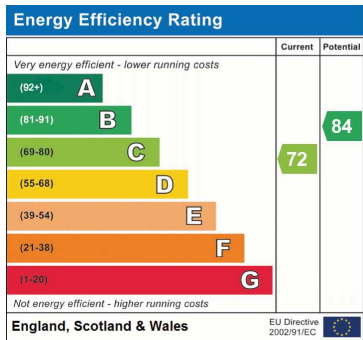






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