



**30 Christophers Meadow,
West Butterwick, DN17 3BF**

- An immaculate family home decorated to a very high standard with quality fixtures and fitting throughout. A credit to it's current owner. Benefitting from spacious living accommodation this property must be viewed. This detached dormer bungalow is located on a modern residential development in the village of West Butterwick. Comprising of a reception hallway, living room, open plan kitchen through to orangery, two bedrooms and bathroom to the ground floor. Bedroom one and ensuite shower room to the first floor. Brick block paved driveway with ample parking and detached single garage. Lawned front and rear gardens. Upvc double glazed. Gas fired central heating. Contact agents for internal inspection. •
- Detached Dormer Bungalow - Tastefully Decorated - Ample Living Accommodation - Three Bedrooms - Ensuite Shower Room - Ample Parking - Upvc Double Glazed •

Price Region: £350,000

DORMER BUNGALOW

RECEPTION HALLWAY: Front facing entrance door gives access into the reception hallway. Staircase leading to first floor landing and bedroom. Under stairs storage. Ceiling spotlights. Radiator.

LIVING ROOM: 17' 3" x 12' 6" (5.277m x 3.835m) Rear facing window, Modern wall mounted electric fire. Television point. Ample plug sockets. Radiators.



LIVING KITCHEN: 23' 4" x 15' 1" (7.116m x 4.616m) A range of modern fitted wall and base units with drawers. Worktop incorporating a composite one and a half bowl sink with mixer tap. Integrated fridge freezer, dish washer and wine chiller. Chrome five ring double oven range with extractor fan over. Wall mounted radiator. Open plan through to orangery with lantern roof. Television point. Side facing window and rear facing French doors giving access to patio garden. Radiator.



BEDROOM 2: 11' 0" x 10' 8" (3.371m x 3.261m) Front facing window. Television point. Radiator.



BEDROOM 3: 11' 10" x 9' 8" (3.630m x 2.957m) Front facing window. Television point. Radiator.



BATHROOM: 8' 2" x 5' 10" (2.495m x 1.796m) Side facing window. Fitted suite comprising of a low level WC, floating vanity sink and P-shaped bath with power rain shower over, hand shower attachment and side screen. Partially tiled walls. Tiled floor. Ceiling spotlight. Heated towel rail.



LANDING: Side facing window. Ceiling spotlights.

BEDROOM 1: 19' 9" x 11' 8" (6.045m x 3.580m) Four Velux windows. Under eaves storage. One wall of built-in wardrobes. Television point. Radiators.



ENSUITE WET ROOM: 6' 1" x 5' 9" (1.856m x 1.768m) Velux window. Fitted suite comprising of low-level WC and rain shower head. Ceiling spot lights. Tiled walls. Heated floor. Heated towel rail.



OUTSIDE: To the front there is a brick block paved driveway with ample parking and access to a detached single garage. The front garden is lawned. There is access via both sides of the property to the rear. The rear garden is lawned with a paved patio area and a range of shrub and tree borders that is all enclosed by a wooden fence boundary. External tap and lights.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire

COUNCIL TAX: Band: C

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough
Es tate Agents – 01427 873236