Heather Cottage, 11 Drewry Lane,

Westwoodside, DN9 2RE

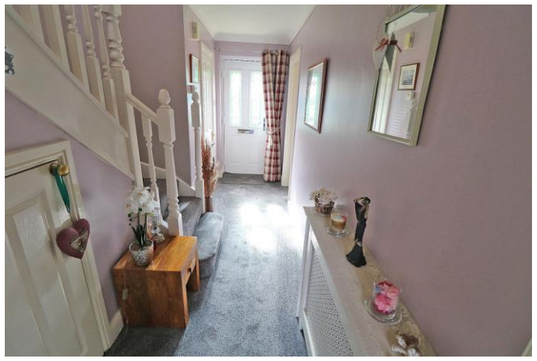
● Charming Three-Bedroom Semi-Detached Home in the Desirable Village of Westwoodside. Nestled in the heart of the village this well-presented three-bedroom semi-detached home offers ideal family living. The ground floor briefly comprises an entrance hall, WC, living room, dining room, a well-equipped kitchen and utility room. Upstairs the first-floor landing leads to three bedrooms, ensuite and family bathroom. Outside, the front garden is attractively laid to lawn and bordered by mature shrubs and plants, enclosed by a low boundary wall that adds to the home's charm. To the side, a private driveway provides off-road parking and leads to a single detached garage. The enclosed rear garden offers a lovely outdoor space, featuring a well-maintained lawn, a paved patio area perfect for entertaining, mature planting, and a useful wooden shed. This delightful home is perfect for families seeking a blend of village charm and modern comfort. Contact Agents for a viewing! ●

● 3 bedroom semi detached house - Reception Hall / WC / Living Room - Dining Room / Kitchen / Utility Room - Landing / 3 Bedrooms / Ensuite / Family Bathroom - Excellent local amenities - Brick flock paved driveway & single detached garage - Lawned gardens to front and rear ●

Price Region: £255,000

CANOPIED ENTRANCE DOOR.

RECEPTION HALL Entrance door leading into the hallway with staircase off to first floor landing and bedrooms. Under stair storage. Radiator with decorative cover.



WC Side facing window. Low level pedestal hand wash basin and WC. Tiled splashbacks. Tiled floor. Radiator.

LIVING ROOM 14' 11" x 11' 10" (4.566m x 3.626m) Front facing bay window. Living flame gas fire with black slate tiled hearth with mahogany fireplace surround. Television point. Radiator.

Open plan leading onto: -

DINING ROOM 11' 11" x 8' 10" (3.656m x 2.707m) Rear facing patio doors opening onto enclosed garden. Radiator with cover.

KITCHEN 11' 9" x 10' 2" (3.599m x 3.115m) Rear facing window. Fitted base and wall cupboards to include glass fronted doors. Worktop incorporating one and half bowl single drainer with mixer taps and tiled splash back with pelmet lights above. Free standing electric cooker and chrome extractor fan above. Wine rack. Tiled floor. Radiator

UTILITY ROOM 10' 9" x 10' 3" (3.289m x 3.132m) Side facing window and rear facing stable style door. Fitted base and wall cupboards. Worktop incorporating stainless steel single bowl drainer with mixer taps and tiled splashback. Tiled floor. Provision for all whitegoods. Loft access. Downlights. Radiator.

LANDING Side facing window. Built in storage.

BEDROOM 1 12' 0" x 10' 10" (3.678m x 3.321m) Front facing window. Built in wardrobes incorporating drawers with display top- and high-level cupboards above. Radiator.

ENSUITE Low level pedestal hand wash basin and WC. Shower cubicle. Half tiled walls. Tiled floor. Down lights. Radiator.

BEDROOM 2 12' 0" x 11' 1" (3.678m x 3.383m) Rear facing window. Radiator.

BEDROOM 3 8' 11" x 7' 7" (2.727m x 2.333m) Rear facing window. Laminate floor. Downlights. Radiator.

BATHROOM 7' 7" x 7' 1" (2.319m x 2.184m) Front facing window. Low level pedestal hand wash basin and WC. Bath with hand telephone shower. Half tiled walls and tiled floor. Downlights. Radiator.

OUTSIDE To the front of the property the garden is attractively laid to lawn and bordered by mature shrubs and plants, enclosed by a low boundary wall that adds to the home's charm. To the side, a private brick block driveway providing off-road parking which leads to a single detached garage with up and over door and personal door. The enclosed rear garden offers a lovely outdoor space, featuring a well-maintained lawn, a paved patio area perfect for entertaining, mature planting, and a useful wooden shed with little brick block pathways.

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band:

TENURE: Freehold assumed

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