



11 Parklands, West Butterwick, DN17 3LF

- Delightful 2-Bedroom Semi-Detached Home in Charming West Butterwick. An excellent opportunity to acquire this well presented two-bedroom semi-detached property situated on a corner plot in the picturesque village of West Butterwick. This home benefits from a range of local amenities to include schools & doctor's surgery. The accommodation briefly comprises entrance lobby, living-dining room, kitchen, dayroom/conservatory, utility room & WC. Upstairs the first floor offers two bedrooms & family bathroom. The property is accessed via low double iron gates opening onto a gravelled & slabbed driveway providing off-road parking & enclosed by wooden fence boundary. There is also a seating area that adjoins the conservatory. To the rear the well-maintained garden features mature shrubs, attractive feature borders & a well-kept lawn all enclosed by a wooden fence boundary. Positioned in an idyllic village setting an early viewing is highly recommended. **NO CHAIN!** •
- Two-bedroom semi detached house - Corner plot - Entrance lobby / dining living room - Kitchen / Day room-conservatory - Utility room / WC - Landing / Two bedrooms / Bathroom - Lovely village location •

Price Region: £160,000

SEMI-DETACHED HOUSE

THE PROPERTY

A wonderful opportunity to acquire this delightful 2-bedroom semi detached house positioned on a corner plot and located in a lovely village of West Butterwick. Offering good local amenities to include doctors and schools. Briefly comprising entrance lobby, dining living room, kitchen, dayroom/conservatory, utility room and WC. First floor with two bedrooms and bathroom. To the front of the property behind low double iron gates there is a mixture of a gravelled and slabbed driveway offering off road parking all enclosed by a wooden fence boundary. There is also a small seating area which buffers up to the conservatory. To the rear of the property there is a lovely garden full of mature shrubs with interesting feature borders with a lawned garden area all surrounded by a wooden fence boundary. Outside lighting and tap.

ENTRANCE LOBBY Front facing window and entrance door. Laminate flooring. Staircase with cupboard under leading to the first-floor landing and bedrooms.



LIVING ROOM/ DINING ROOM 20' 2" x 10' 4" (6.164m x 3.175m) Double aspect windows. Living flame gas fire with tiled inset and hearth. Laminate flooring. Television point. Radiators.



KITCHEN 14' 2" x 8' 8" (4.336m x 2.645m) Rear facing window. Fitted base and wall units with drawers and glass fronted cupboard. Worktop incorporating stainless steel single bowl drainer sink with mixer taps and tiled splashbacks. 7 gas ring hob with double oven range.



Personal side door leading into: -

DAYROOM/ CONSERVATORY 11' 0" x 8' 10" (3.356m x 2.712m) Brick base with side and front windows overlooking garden. Front glass panelled door. Radiator. Tiled floor.



UTILITY ROOM 6' 11" x 5' 2" (2.111m x 1.594m) Rear facing window. High level cupboards. Worktop with provision under for whitegoods. Tiled walls and floor.



WC Side facing window. Hand wash basin and WC. Tiled floor and walls.

FIRST FLOOR LANDING Side facing window. Built in floor to ceiling storage. Loft access.

BEDROOM 1 13' 11" x 9' 11" (4.265m x 3.046m) Front facing window. One wall with built in wardrobes and additional built in eye level storage. Radiator.



BEDROOM 2 11' 10" x 9' 11" (3.617m x 3.044m) Rear facing window. Laminate flooring. Radiator.



BATHROOM 6' 7" x 5' 6" (2.023m x 1.682m) Rear facing window. Low level WC and vanity sink unit with floating bathroom cabinet. Bath with electric shower over. Half tiled wall. Radiator.



OUTSIDE To the front of the property behind low double iron gates there is a mixture of a gravelled and slabbed driveway offering off road parking all enclosed by a wooden fence boundary. There is also a small seating area which buffers up to the conservatory. To the rear of the property there is a lovely garden full of mature shrubs with interesting feature borders with a lawned garden area all surrounded by a wooden fence boundary. Outside lighting and tap.



FLOOR PLAN TO GO HERE

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: A

TENURE: Freehold assumed

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