



12 Christophers Meadow, West Butterwick, DN17 3BF

- Beautiful 3 bedroom detached dormer bungalow located in the charming village of West Butterwick. Finished to a high standard throughout & within easy reach of local amenities. A true credit to its current owners, this beautifully maintained home must be viewed to be fully appreciated. The ground floor comprises an entrance hall, open-plan kitchen/diner, living room, 2 bedrooms & bathroom. Upstairs first floor offers a generous third bedroom along with an ensuite bathroom. To the front of the property is a well-kept lawned garden with a charming feature shrub. A private driveway provides off-street parking & leads to a single detached garage with an electric door. A pathway guides you to the front entrance. The rear garden featuring a lawn & patio. Mature shrubs border the garden, set within decorative gravel & enclosed by a wooden fence. Early viewing is highly recommended to appreciate the quality and appeal of this delightful home. Contact the agents today to arrange your viewing! •

- 3 bedroom detached bungalow - Immaculately finished throughout - Reception Hall / Kitchen-diner - Living room / 2 bedrooms / Bathroom - First floor bedroom with ensuite - Beautiful gardens to front and rear - Patio area •

Price Region: £325,000

DORMER BUNGALOW

RECEPTION HALL Entrance door leading to a spacious hallway with tiled floor. Staircase leading off to the main bedroom. Built in storage cupboard. Radiator.



KITCHEN/DINER 15' 1" x 11' 5" (4.620m x 3.490m) Rear facing patio doors leading to the garden and patio area. A range of base and wall units with drawers. Worktop with turnup incorporating one and half stainless-steel single bowl drainer sink with mixer taps. Chrome 4 ring gas hob with extractor fan above and built in oven below. Integral dishwasher, fridge freezer and washing machine and larder storage. Television point. Radiator.



LIVING ROOM 17' 6" x 12' 10" (5.348m x 3.933m) Rear facing window. Modern fireplace surround with black inset and hearth housing electric fire. Television point. Radiator.



BEDROOM 3 11' 0" x 10' 5" (3.370m x 3.184m) Front facing window. Radiator.



BEDROOM 2 11' 10" x 9' 8" (3.618m x 2.964m) Front facing window. Radiator.



BATHROOM 8' 1" x 5' 10" (2.476m x 1.791m) Side facing window. Low level pedestal hand wash basin and WC. P-shaped bath with shower over and side screen. Half tiled walls and tiled floor. Heated towel rail. Downlights.



LANDING Side facing window and Velux window.

BEDROOM 1 21' 11" x 11' 8" (6.687m x 3.577m) Side facing window and Velux windows. Under eaves storage cupboards. Television point. Radiator.



ENSUITE Low level pedestal hand wash basin and WC. Shower cubicle. Half tiled walls. Downlights. Heated towel rail.



OUTSIDE To the front of the property is a well-kept lawned garden with a charming feature shrub. A private driveway provides off-street parking and leads to a single detached garage with an electric door. A pathway guides you to the front entrance. The rear garden featuring a lawn and patio. Mature shrubs border the garden, set within decorative gravel and enclosed by a wooden fence. Outside light and tap.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: C

TENURE: Freehold assumed

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