



38 West Street, Scunthorpe, DN17 3LA

- A rare and outstanding opportunity to acquire a residential redevelopment site subject to the correct planning being obtained. Benefitting from approximately 180m depth onto Ulyett Lane and an 84m frontage on West Street. Positioned on approximately an acre of land stands a three bedroom cottage, two storey brick barn and two further barns. Located in the semi- rural and delightful village of West Butterwick. Accessible to all surrounding villages for a wide range of amenities and motorway network. Ideal for a client looking for a Paddock and Stables.

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- Residential redevelopment site - Positioned on an acre of Land - Three bedrooms - Two reception rooms - Rural village - Ideal for a paddock and stable - •

Price Region: £515,000

COTTAGE

Side facing entrance door leads into:

KITCHEN: 13' 4" x 8' 2" (4.076m x 2.499m) Side entrance door and window. Fitted base and wall units with drawers and display shelving. Larder storage cupboard. Beach worktop incorporating a Belfast sink. Tiled splash backs. Four ring electric hob with extractor fan over. Built in oven. Integrated dishwasher. Coved ceiling.



UTILITY ROOM: 11' 5" x 13' 4" (3.497m x 4.076m) Side facing window. Fitted base and wall units with worktop. Provisions for all white goods. Tiled floor. Radiator. Steps down to :

REAR LOBBY: Entrance door with side facing window. Tiled floor. Radiator.

SHOWER ROOM :White fitted suite with chrome accessories comprising of a pedestal wash basin with tiled splash backs, low flush WC and shower cubical. Tiled floor. Heated towel rail. Coved ceiling.

DINING ROOM: 14' 1" x 13' 1" (4.313m x 3.990m) Side facing window. Dado rail. Coved ceiling. Solid wood floor. Spacious built in storage cupboard. Telephone point. Radiator.

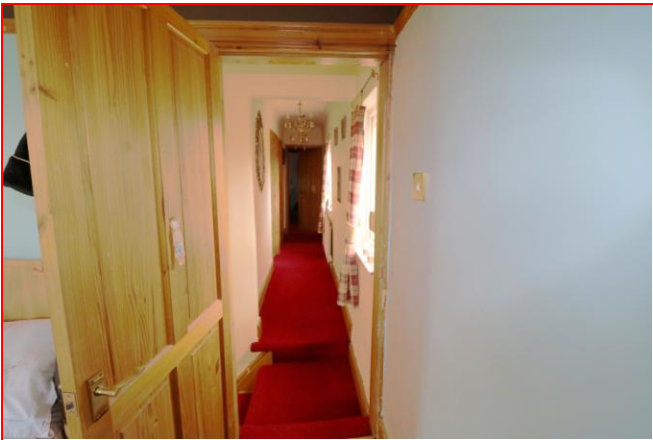


ENTRANCE LOBBY
Entrance Door. Staircase leading to first floor landing and bedrooms.

LOUNGE
13' 3" x 13' 0" (4.047m x 3.986m)
Front facing bay window and additional side facing window. Laminate floor. Picture rail. Coved ceiling. Television point. Radiators.



LANDING
Rear facing windows. Coved ceiling.



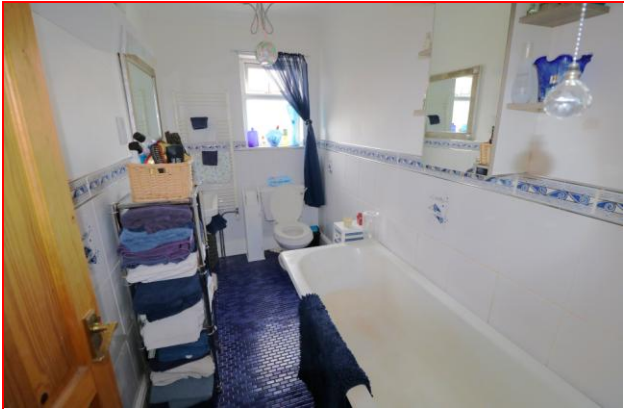
MASTER BEDROOM: 13' 1" x 11' 10" (3.988m x 3.620m) Double Aspect windows. Picture rail. Coved ceiling. Television point. Radiator.



BEDROOM 2:13' 0" x 8' 5" (3.975m x 2.566m) Side facing window. Picture rail. Coved Ceiling. Loft access. Television point. Radiator.

BEDROOM 3:9' 9" x 8' 8" (2.988m x 2.650m) Side facing window. Laminate floor. Spacious built in cupboard. Coved ceiling. Radiator.

BATHROOM: 9' 9" x 5' 0" (2.988m x 1.544m) Side facing window. Fitted suite comprising of a claw foot bath, low level WC and pedestal wash basin. Half tiled walls. Heated towel rail. Coved ceiling.



THREE BARNs: Two storey brick barns with tiled roof.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX:

TENURE: Freehold assumed

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