

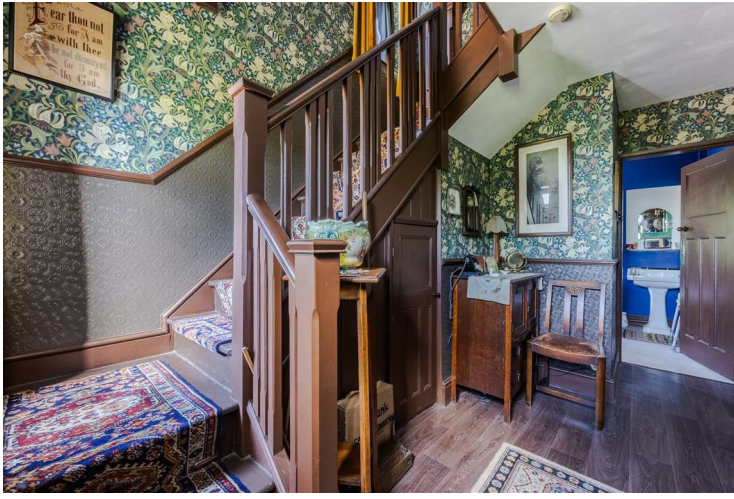


Sweet Grass Butterwick Road, Scunthorpe, DN17 3AW

£180,000

A unique and beautiful home, set in a rural position with fields behind and riverside walks to the front, 'Sweet Grass' has been maintained extremely well and the owners have retained all of its character, with them choosing to keep the houses' 1940s style. The house has a good size ground floor with a hall, two sitting rooms, kitchen and garden room alongside the downstairs bathroom. Upstairs we have three good size bedrooms. Then outside, there is a large garage, shed, anderson shelter and a working garden with chickens, perfect for anyone seeking a bit of the good life. Electrics were updated in 2014 and we have solid fuel fires in the downstairs, the property has a shared septic tank with next door and a flood defence wall was also added in 2014. Viewings are available by appointment.

Entrance



Pantry



Lounge 12'5" x 9'7" (3.80 x 2.94)



Bathroom 7'4" x 5'8" (2.25 x 1.73)



Sitting dining room 12'5" x 12'0" (3.80 x 3.68)



Garden room 7'7" x 5'10" (2.32 x 1.78)

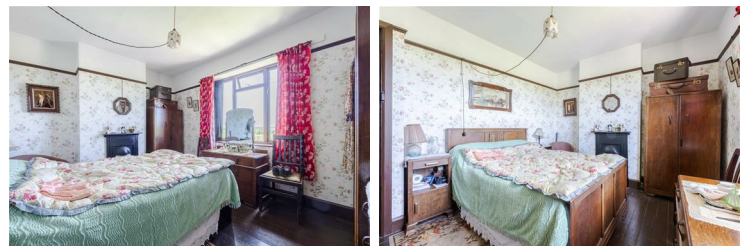


Kitchen 17'1" x 5'5" (5.21 x 1.67)



Landing

Bedroom one 11'9" x 11'7" (3.59 x 3.55)



Bedroom two 12'1" x 9'7" (3.69 x 2.94)



Bedroom three 8'7" x 8'0" (2.64 x 2.44)

Outside

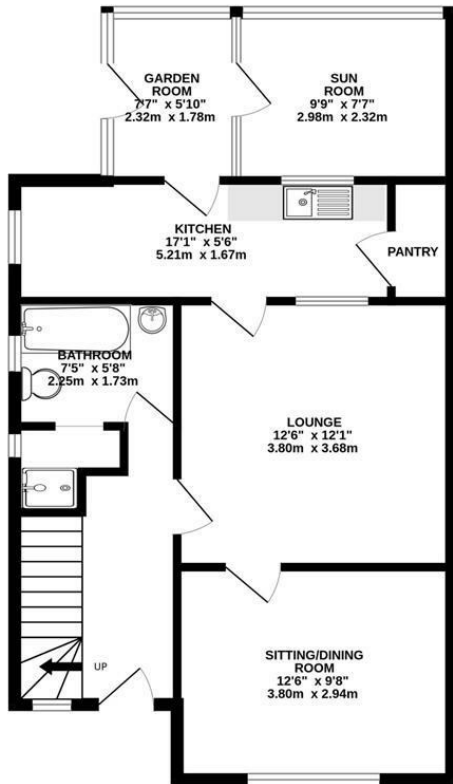


Outside front

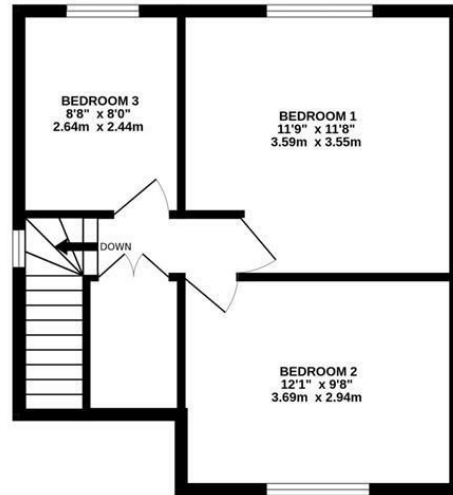


Floor Plan

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



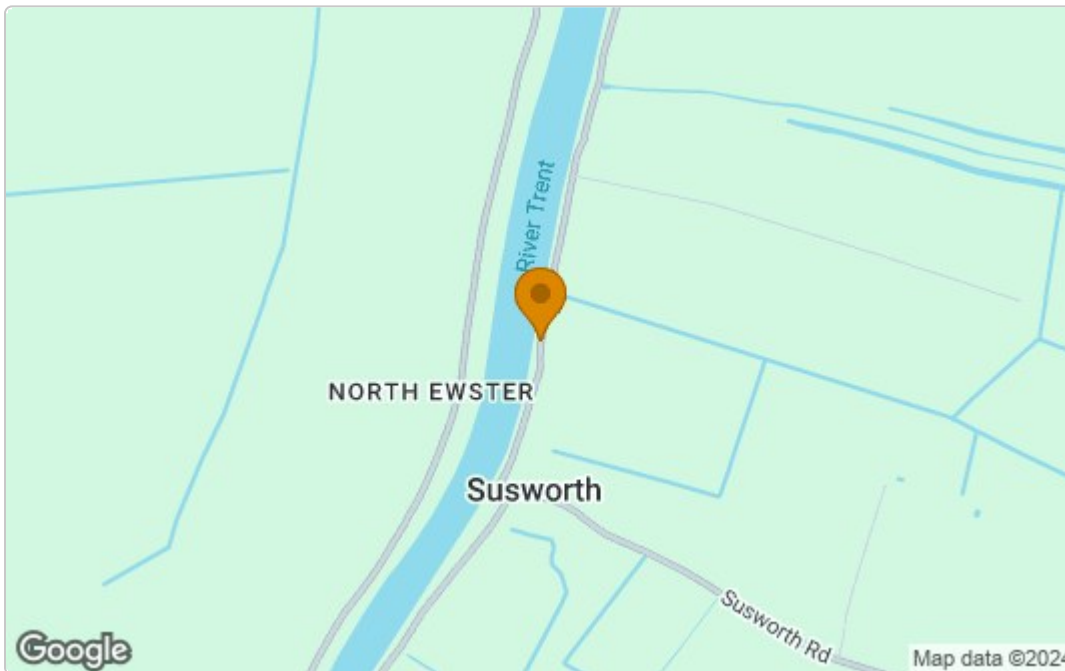
1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



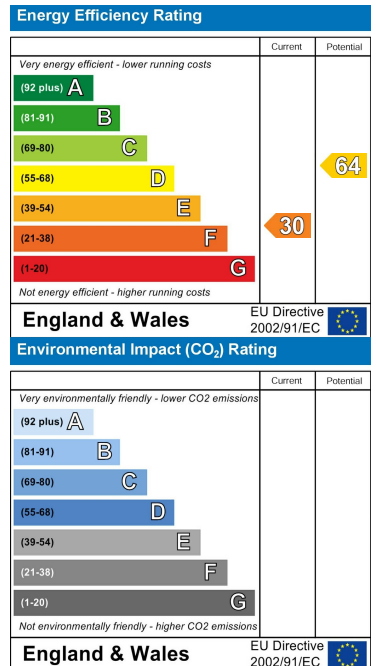
TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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