



Asking Price £415,000

TENURE : FREEHOLD

Butterwick Road , DN17

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 4

RURAL LOCATION

APPROXIMATE 1/3 ACRE PLOT

STABLE

**TRIPLE GARAGE &
WORKSHOP**

PRIVATE REAR GARDENS

AMPLE OFF ROAD PARKING

Louise Oliver Properties Limited
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Louise Oliver Properties welcomes to the market a large, detached bungalow, boasting spacious living space, and generous plot, with an approximate third of an acre, boasts, triple brick-built garage, single wood garage and wood store, double stables, and workshop. The location offers a short approximate 10-minute drive to the Scunthorpe, and Scotter, with routes available through to Gainsborough and Lincoln. Local convenience stores are located to the village of Messingham with access to Co-Operative store, hairdressers, pharmacy, and good local restaurants.

Briefly the property offers spacious reception hall to entry with dual aspect windows and bay to front aspect, polished tile flooring, and exiting to lounge and dining area. The lounge offers generous accommodation with dual aspect windows and bay to front, offering ample natural lighting, open coal fire, and two internal opening to secondary entryway. Two double bedrooms boast carpeted flooring, and a range of built in furniture. The bathroom offers spacious four-piece suite with mains fed shower unit, and full tiled walls, shower cubicle, and bath recess. The kitchen sits to the heart of the property accessible via the hallway and rear porch, offering a range of wood fronted wall and base storage units, space for freestanding white goods, built in electric hob with extractor unit over, and twin double ovens built into open brick feature. Exiting the kitchen leads into the sitting room, a well-proportioned space with log burner to open brick hearth, and accessible to the loft room. The loft room offers pull down ladders to access, being fully boarded, mains power and lighting, and rear aspect uPVC window overlooking the rear aspect. The conservatory sits to the rear of the sitting room with a full double glazed uPVC surround, lights to the ceiling, and double doors exiting to the private rear garden. A shower room is located to the rear of the property, accessible via the rear porch. Externally the property boasts ample land to an approximate third of an acre, with a large sweeping driveway to double gated entry, established orchard and large laid to lawn, private enclosed gardens to the rear with a sheltered patio, a brick built triple garage, and double wood garage, in addition to stables. The property offers ample scope to further modernise, with potential to further extend subject to planning.

RECEPTION HALL *2.15m x 4.79m*

Large reception hall to entrance comprising of uPVC door to entrance, tiled flooring, radiator, front aspect bay uPVC window, and side aspect uPVC window, light to ceiling, and access to loft space.

LOUNGE / DINER *8.33m x 4.83m*

Generous front aspect lounge and diner boasting coal fire, dual aspect uPVC window with bay to front, four radiators, wood laminate flooring, single glazed serving hatch to kitchen, bay window overlooking hallway, and lights to ceiling.

KITCHEN *2.22m x 6.68m*

Kitchen comprises of Parque flooring, wood fronted wall and base storage with glazed display cabinets, marble effect worktops, exposed wood beams to ceiling, twin double electric ovens and grills set to open brick surround with space for microwave, electric hob with extractor unit over, tiled splashback to water sensitive areas, space for freestanding under counter white goods, space for freestanding upright fridge freezer, twin stainless steel sinks with mixer taps, dual aspect uPVC windows, serving hatch, exiting to rear porch and day room, and lights to ceiling.

DAY ROOM *4.04m x 4.90m*

Large sitting room to the rear aspect of the property exiting to the conservatory comprises tiled flooring, side aspect uPVC window, open fire to brick surround, sliding door access to sunroom, radiator, light to ceiling, and access to loft room.

LOFT ROOM *4.04m x 4.90m*

Loft room access via pull down hatch with ladders, fully boarded, rear aspect uPVC window, and light to ceiling.

CONSERVATORY *6.78m x 4.55m*

Large conservatory with full double glazed uPVC surround, side aspect double doors opening to gardens, tiled flooring, twin ceiling light fans, and radiator.

BATHROOM *3.19m x 1.64m*

Four-piece bathroom suite comprises pedestal hand basin, close coupled toilet, built in mains fed tiled shower enclosure, built in panel bath with tiled surround, vinyl flooring, storage, radiator, side aspect obscure glazed window, and light to ceiling.

BEDROOM ONE *3.80m x 3.05m*

Double bedroom comprises of carpet flooring, built in bedroom furniture, radiator, ceiling light fan, and single glazed window to front aspect overlooking reception hall.

BEDROOM TWO *3.45m x 3.50m*

Double bedroom comprises wood laminate flooring, side aspect window, built in wardrobes, radiator, and ceiling fan light.

SHOWER ROOM *1.79m x 1.63m*

Shower room access via the rear porch comprises of pedestal hand basin, Sani-flow toilet system, extractor unit, mains fed shower cubicle, tiled flooring, obscure glazed window, wood beams to ceiling, floor standing boiler, light to ceiling.

TRIPLE GARAGE *9.42m x 15.92m*

Triple brick-built garage with pitched roof comprising single and double with up and over door access, lights to ceiling, built in shelving, storage to the roof space, and single glazed windows.

SINGLE GARAGE *9.42m x 5.48m*

Single wood-built garage / workshop with attached wood store comprising double doors to entry, mains power supply, and lighting.

STABLES *5.89m x 14.28m*

Large stables to the rear comprising double door entry, mains power supply, and opening to large orchard.

EXTERNAL

Externally the property sits to an approximate one third of an acre plot boasting large sectioned orchard laid to lawn, sweeping paved driveway opening to double gated front with available off road parking for multiple vehicles, walled front perimeter, accessible garages, workshop, and stables, external water supply and security lighting, private rear garden boasting sheltered patio, laid to lawn, and existing working well.

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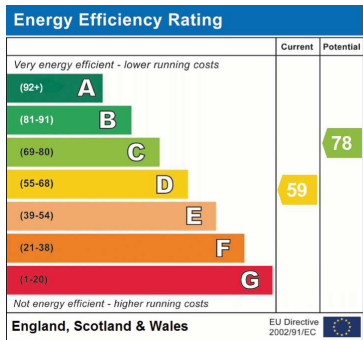
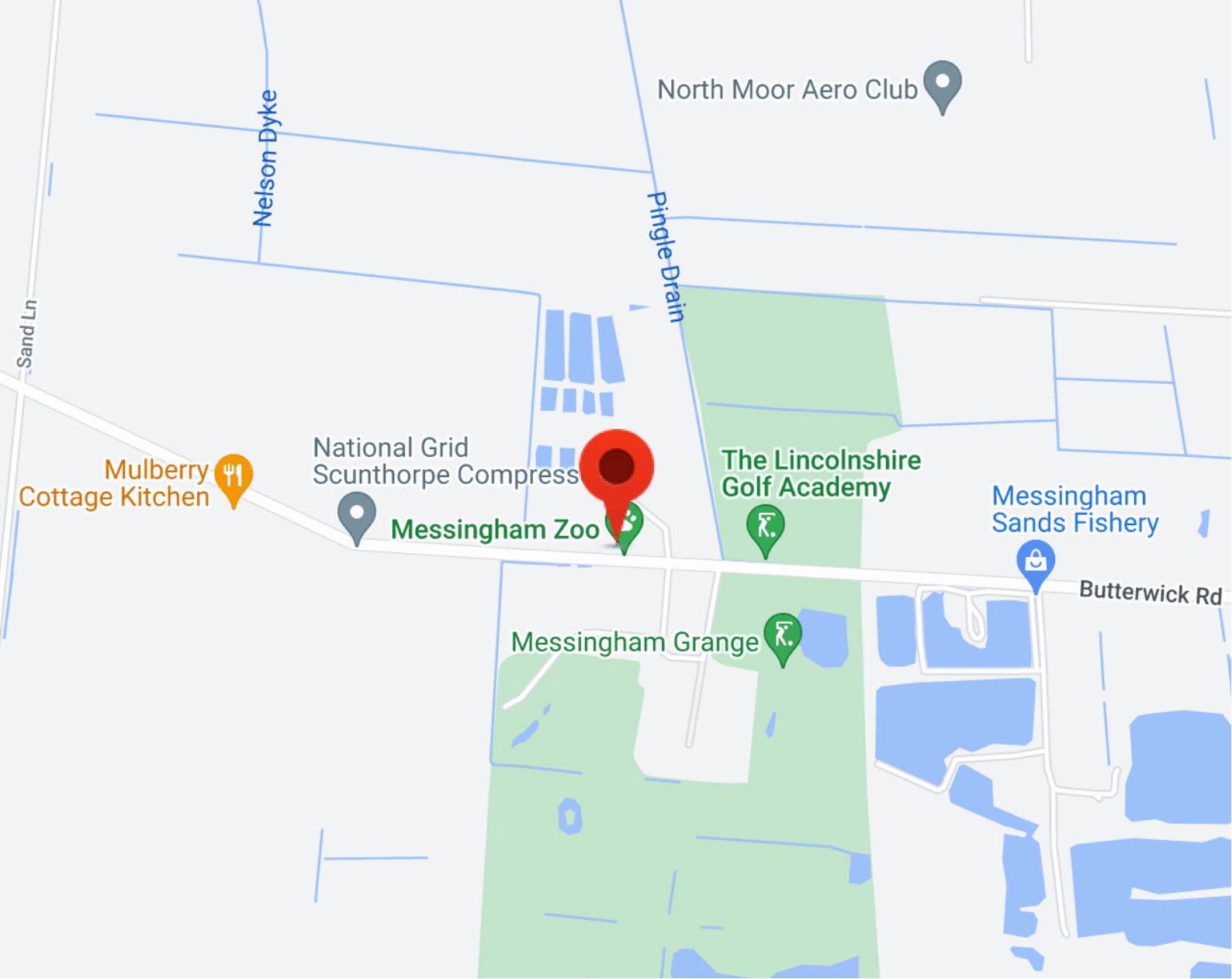
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