

HUNTERS®

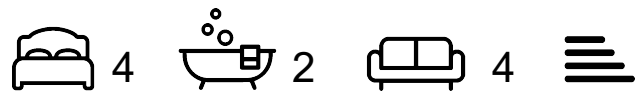
HERE TO GET *you* THERE



West Street

West Butterwick, Scunthorpe, DN17 3JZ

Offers In The Region Of £240,000



Council Tax: E



31 West Street

West Butterwick, Scunthorpe, DN17 3JZ

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Front

Attractive front of the home, which sits sideways onto the road, with double gates allowing access.

Garden

The garden sits to the front of the home, and is predominantly laid to lawn and is surrounded with fencing, offering a degree of privacy to the area.

Lounge

12'1" x 20'5" (3.70m x 6.23m)

Generous lounge, with feature beams to the ceiling, with a cosy log burner - ideal for the colder evenings.

Reception Room 2

14'3" x 15'11" (4.36m x 4.87m)

Good sized second reception room to the rear of the home, which is currently being used as a dining room.

Kitchen

12'3" x 14'9" (3.75m x 4.52m)

Good sized kitchen to the rear of the home, with ample wall and floor units for storage.

Reception Room 3

14'8" x 17'2" (4.49m x 5.24m)

Generous reception room, which is currently being used as a play room. This room has a staircase accessing the first floor.

Reception Room 4

15'2" x 14'5" (4.64m x 4.41m)

Good sized reception room to the front of the home - this would be ideal as a games room - or further bedroom if required.

Bedroom 1

14'11" x 14'3" (4.57m x 4.35m)

Generous double bedroom to the front aspect of the home, with wooden flooring.

Bedroom 2

12'4" x 12'4" (3.78m x 3.76m)

Double bedroom to the rear of the home.

Bedroom 3

11'3" x 11'3" (3.44m x 3.44m)

Good sized double bedroom.

Bedroom 4

8'10" x 7'9" (2.70m x 2.38m)

Bathroom

Fully tiled, modern bathroom, with neutral suite and free standing bath.



Road Map



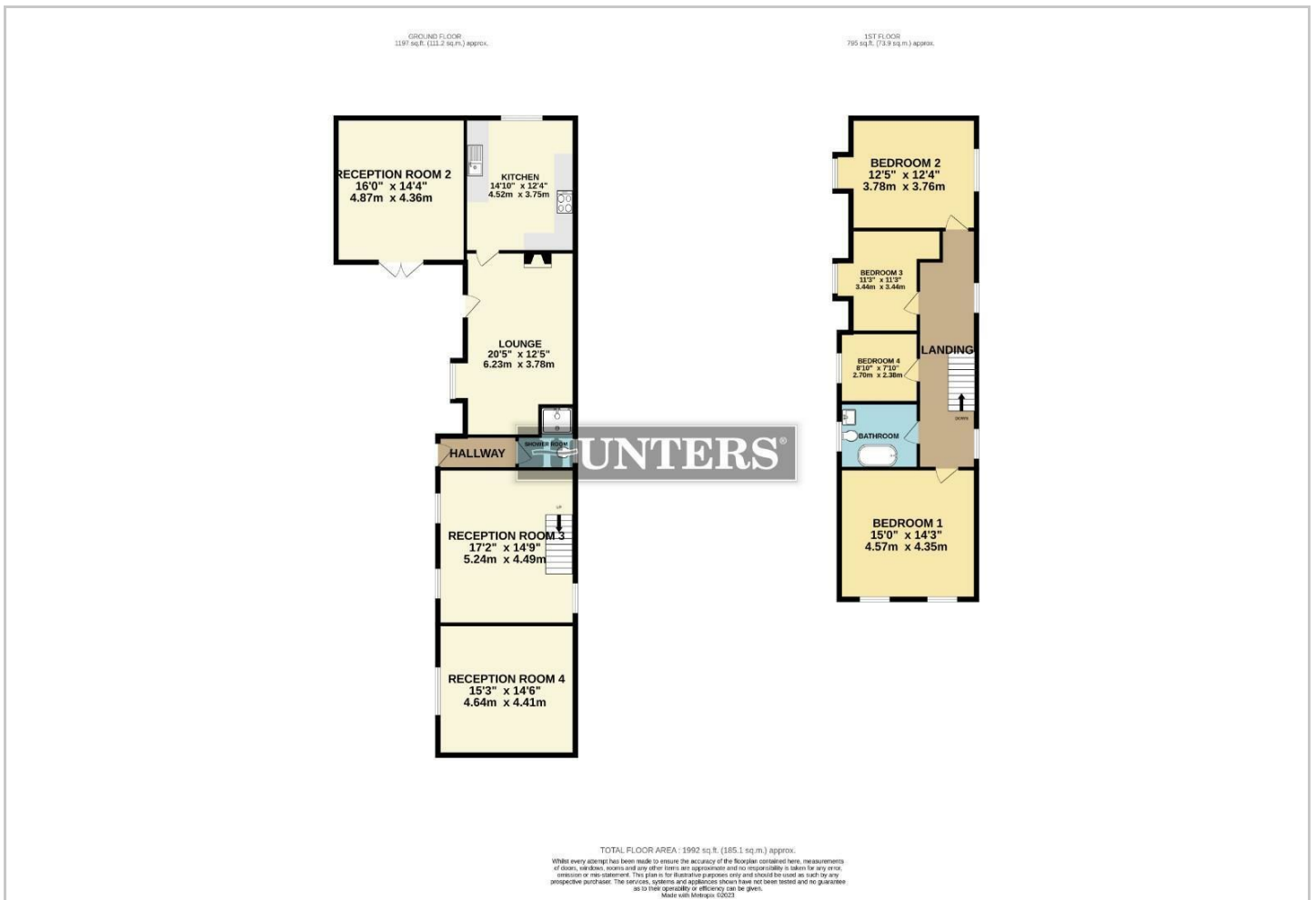
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.