

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



3 Northfield Close (off North Street), West Butterwick, DN17 3JQ

- Nicely located modern 2 double Bed semi detached house
- Exclusive cul-de-sac setting in popular village community
- Good access to River bank and countryside strolls
- Modern PVC sealed unit double glazing
- Modern gas central heating boiler
- Low maintenance gardens
- Driveway parking and single Garage



£150,000 NO CHAIN



LOCATION

West Butterwick is a friendly riverside village community with good local amenities including restaurant village Inn, Church, Chapel, Primary School, Doctors Surgery, Sport/Recreation Field with modern Village Hall and Bus Service.

The village is located 7 miles west of Scunthorpe on the western banks of the picturesque River Trent, 5 miles from the historic small country town of Epworth convenient for M180 motorway access and therefore within easy access of important regional and national centres such as Leeds, Sheffield and Meadowhall, Hull and Humber Ports, York and Lincoln.

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE LOBBY and HALL with cloaks hooks and smoke alarm.

LOUNGE (5.2m x 3.3m) with front bay window, side window, tv point, radiator and spacious understairs store cupboard.



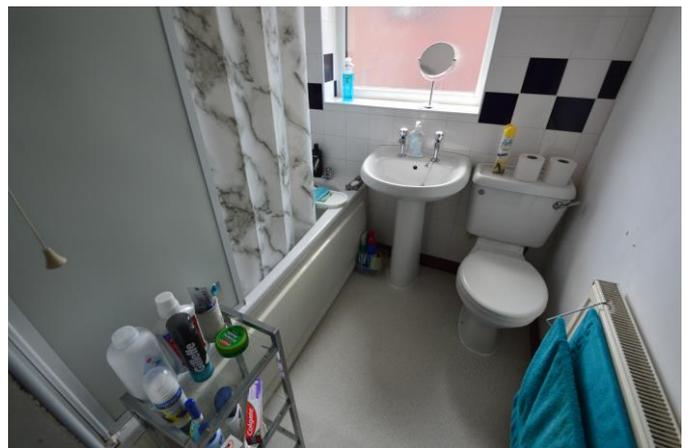
KITCHEN/DINER (4.3m x 2.6m) with rear entrance, wood trim units, sink, gas oven, fan, provision for auto washer, tiled splash areas, vinyl flooring, radiator, etc.



First Floor

LANDING with smoke alarm, airing cupboard and access to roof space.

BATHROOM (2.3m x 1.8m) suite in white, part tiled décor, electric shower over the bath, radiator and fan.



Front Double BEDROOM (4.4m max x 2.9m) with radiator.



Rear Double BEDROOM (4.4m x 2.5m)
with radiator.



OUTSIDE

Front garden 2 car driveway parking in front
of single **GARAGE** (6m x 2.4m internal) with
electric, light and power.



Rear enclosed patio garden with light.



SERVICES (not tested)

All mains services.

Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'B' (on-line enquiry)

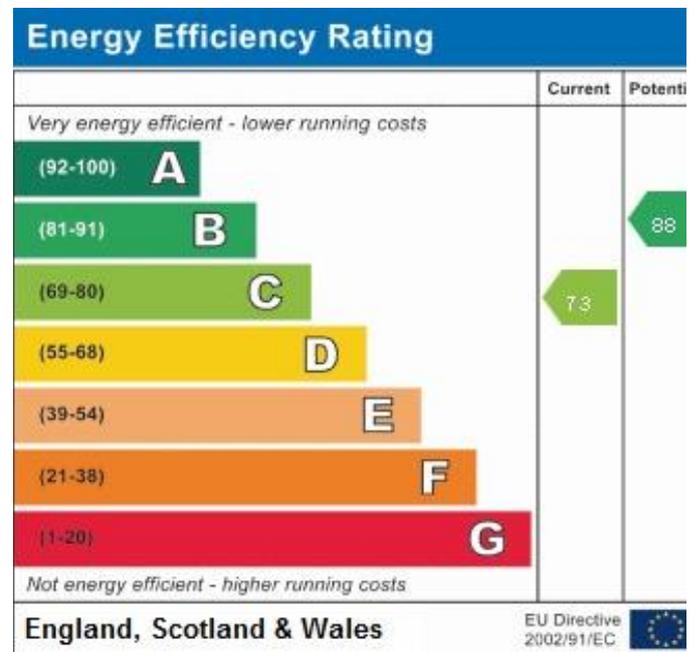
TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice &
Hunter

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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
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