

**GRICE &  
HUNTER**

**Chartered Surveyors  
Estate Agents & Valuers  
Est 1924**



## **Manderley, 56 North Street, West Butterwick, DN17 3JW**

- Large and individual detached 3 Bed Bungalow • Double size (over ½ acre) manicured plot extending to the picturesque bank of the River Trent • Communicating Double Garage • 2 Shower Rooms • Day/Sun Room • Fitted Kitchen • Lounge and separate Dining Room • Gas c/h • Coated aluminium d/glazing •
- Move in as is or exciting potential for further timely upgrade/re-modelling • Viewing highly recommended to appreciate the size and delightful location •



**£350,000 NO CHAIN**



## LOCATION

West Butterwick is a rural village community with Church, Chapel, Infant School, Doctors Surgery, Recreation Field with Village Hall, Village Pub, Eatery/Restaurant and picturesque River Trent bank for strolls. Scunthorpe 7 miles, Epworth 5 miles, M180 junctions 2 and 3 close by.

**Accommodation** (room sizes approx. only)

**Front entrance VESTIBULE** opening to:-

**Fine RECEPTION HALLWAY** with radiator.

**Main LOUNGE** (4.9m x 4.5m) of lovely size and proportion with radiator, fireplace, tv provision and bow window with front garden outlook.

**DAY/SUN ROOM** (5.8m x 3.5m) east facing with radiator and double doors to a beautiful rear garden and terrace outlook.

**DINING ROOM** (3.6m x 3.3m) front garden outlook, radiator and communicating hatch to Kitchen.

**Fully fitted KITCHEN DINER** (6.2m x 3.6m) plentiful quality units and counter, 1 ½ bowl sink, integral dishwasher, larder fridge, double oven and hob, dining space, 2 radiators, side outlook, tv provision and tiled finishes.

**Secondary ENTRANCE HALL** with radiator and communicating door to Double Garage.

**UTILITY ROOM** (4m x 3.5m) base unit, counter top, provision for washer, wash basin, tiled finishes, central heating boiler and radiator.

**SHOWER ROOM** (2.3m x 1.9m) with toilet, cubicled shower, radiator, fan and tiled finishes.

**Main Double BEDROOM** (4.9m x 3.6m) front garden outlook and radiator. Dividing wall between this and Bedroom 3 currently removed.

**Rear Double BEDROOM 2** (3.7m x 3.6m) lovely rear garden outlook and radiator.

**Side BEDROOM 3** (2.3m x 2.3m) with radiator.

**Main SHOWER ROOM** (3m x 2.4m) modern curve-line shower cubicle, extensive vanity unit with integrated toilet and wash bowl, radiator, fan and tiled finishes.

## OUTSIDE

Beautifully stocked and manicured mature front and rear gardens with extensive frontage to North Street and horseshoe paved driveway to the main reception. Parking court in front of the **communicating double GARAGE** (6m x 5.4m) with remote control entry, sealed floor, patio doors to garden, loft space access, light and power.

All round access to extensive rear sun terrace and lawned expanse extending beyond the river bank.

The uniform shaped plot has about 32m road frontage and extends to about 0.24ha (0.6 acre) excluding river bank.

## SERVICES (not tested)

All mains services connected.  
Gas central heating to radiators.

## LOCAL AUTHORITY

North Lincolnshire Council

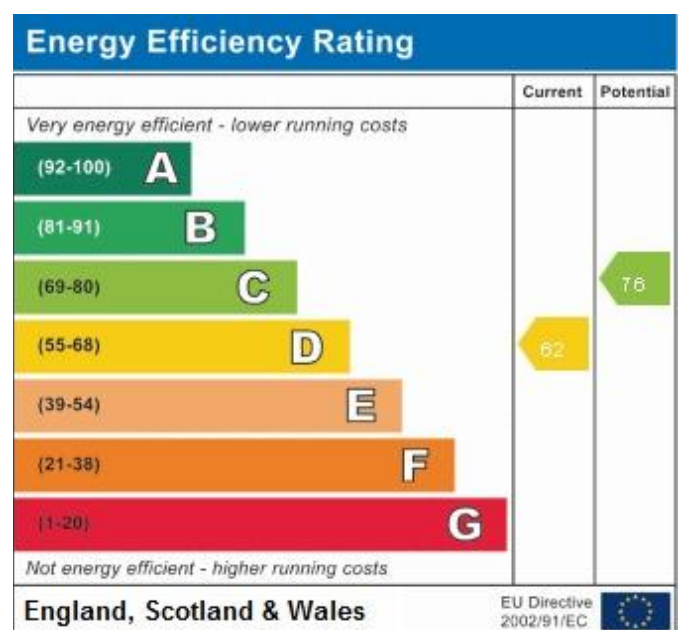
**COUNCIL TAX** Band 'E' (on-line enquiry)

## TENURE

Freehold assumed.

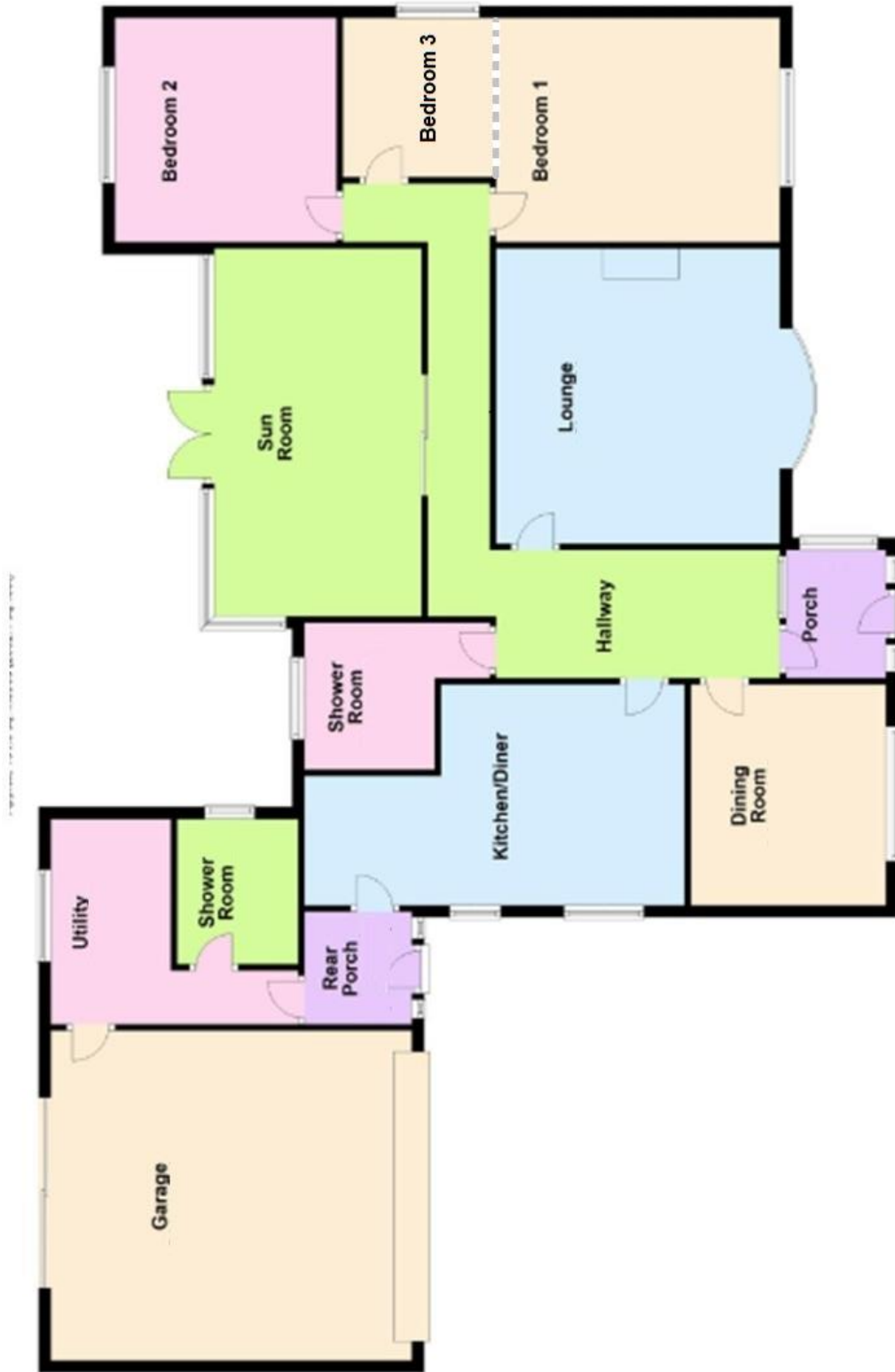
## VIEWING

Strictly by prior appointment through Grice & Hunter  
01427 873684









**23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
epworth@gricehunter.co.uk**

**7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
doncaster@gricehunter.co.uk**

**Consumer Protection Regulations**

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
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.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

**Misrepresentation**

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.