

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

Pugh | Mark
Jenkinson

Part of **Eddisons**



19 North Street, West Butterwick, N Lincs DN17 3JR

• 1960's built detached 3 bed Bungalow **IN NEED OF A FULL SCHEME OF RESTORATION, POSSIBLE ENLARGMENT OR REDEVELOPMENT OF THE LARGE 0.4 ACRE PLOT** • Central location in the rural village • Integral Garage • Attached domestic stores • All mains services available •



Guide price £175,000 plus
FOR SALE BY PUBLIC AUCTION 22nd MAY 2024
(ONLINE ONLY)



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

Accommodation (room sizes approx. only)

Entrance Porch

HALL with airing cupboard.

LOUNGE (4.6m max x 4.3m) front outlook, and chimney breast room divider to:-

DINER (3.8m x 3m) with rear outlook.

KITCHEN (4.6m x 2.6m) with rear outlook, back door and Larder (1.5m x 0.8m)

Rear BEDROOM 1 (4m x 2.7m) with wardrobe.

Front BEDROOM 2 (3.3m x 2.7m) with wardrobe.

Front BEDROOM 3 (2.7m x 2.7m)

BATHROOM (2.3m x 1.7m)

OUTSIDE

Deep garden and orchard with driveway access. Integral single **GARAGE**, domestic stores, and extending to about **0.4 OF AN ACRE** in area.

SERVICES (not tested)

All mains services available/connected.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

Band 'C' (on-line enquiry)

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

AUCTIONEERS

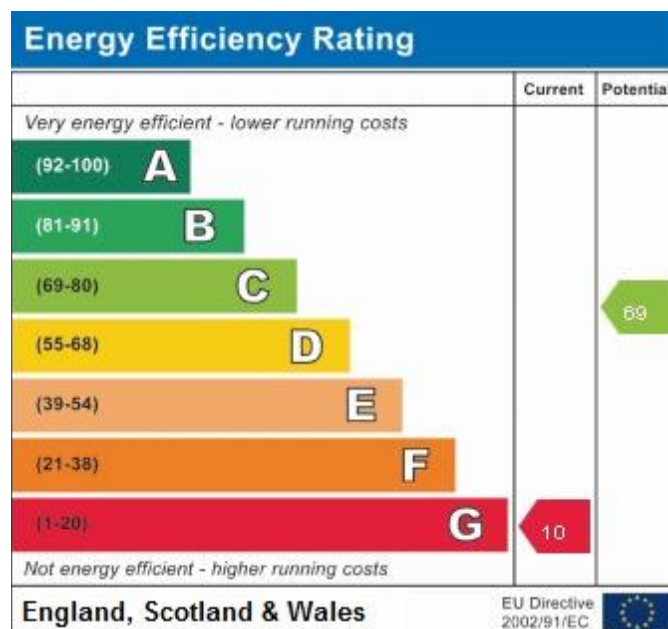
Mark Jenkinson and Son

0114 276 0151

sheffield@propertyauctions.eddisons.com

PLANNING

The entire property is within the designated Development Limit for the settlement of West Butterwick and adjoins residential properties.





Ground Floor

Approx. 109.8 sq. metres (1182.1 sq. feet)



Total area: approx. 109.8 sq. metres (1182.1 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

19 North Street

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
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Doncaster DN1 1BL
Tel: (01302) 360141
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Consumer Protection Regulations

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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.

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