

**GRICE &
HUNTER**

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



10 School Lane, West Butterwick, DN17 3LB

- Large and impressive 3 double Bedroom Detached Bungalow nicely set back from the road in about a third of an acre
- Delightfully presented throughout
- Stunning Contemporary Dining Kitchen
- Main Bedroom with Dressing Area and En-suite
- Garden Room, Utility and Cloakroom
- Gas Central Heating and PVCu Double Glazing
- Garage with electric door



£375,000



A particularly spacious Detached Bungalow situated within the centre of the village and having a particularly deep front garden with gravel driveway and turning circle. The extremely well kept living space includes

- **Central Reception Hall**
- **Lounge with wood burning stove**
- **Dining Kitchen with island and extensive modern units**
- **Cosy garden room**
- **Cloakroom and Utility**
- **Main Bedroom with dressing area and En-Suite Shower Room**
- **2 further Double Bedrooms**
- **Family Bathroom**

Accommodation (room sizes approx. only)

HALL with composite external door, radiator, built in storage cupboards.

LOUNGE (6.0m x 4.24m) with front and side facing window, 2 radiators, fireplace recess with wood burning stove.

SITTING/DINING ROOM (4.7mx 3.2m) Twin aspect room with radiator.

DINING KITCHEN (7.23m x 3.63m) Extensively fitted with modern units including slate effect dining island and matching work tops. Integrated Neff double oven and 5 ring gas hob with extractor fan over. Built in dishwasher, housing for American style fridge/freezer and base storage cupboards. Built in shelved pantry and vertical radiator to kitchen area. Side and rear outlook, PVCu patio doors and radiator to dining area.

GARDEN ROOM (3.65m x 2.4m) with radiator, PVCu double glazed exterior doors to patio.

UTILITY ROOM (2.0m x 1.5m) integral door to Garage, radiator, plumbing for washer and dryer.

CLOAK ROOM with wc and wash basin.

BEDROOM 1 (6.12m x 3.0m including wardrobes) with **dressing area** including roof sky light, 2 radiators, built-in wardrobes and fitted mirror fronted wardrobes.

EN-SUITE (2.34m x 1.95m) including large walk in shower, w/c and cabinet wash basin. Radiator and tiled flooring.

BEDROOM 2 (4.85m x 3.78m) front facing window, radiator.

BEDROOM 3 (3.75m x 3.0m) front facing window, built in storage cupboard and radiator.

BATHROOM (2.89m x 1.86m) fully tiled to walls and comprising bath with shower, pedestal wash basin and w/c. Storage cupboard with potential to reinstate shower cubicle. Roof sky light and towel radiator.

OUTSIDE

Long gravel Driveway approach with circular turning area in front of the Bungalow. The driveway extends down the side of the Bungalow to the enclosed rear garden including extensive terrace and separate Pergola. Extensive front and rear gardens.

Timber garden shed and storage building, aluminium framed green house. Gated access to North Street.

GARAGE (5.5m x 3.6m) brick and tiled with electric roller door, PVCu double glazed window and Ideal central heating boiler.

SERVICES (not tested)

- Mains, water, electricity, drainage and gas
- Gas central heating to radiators.
- Solar panels with quarterly feed-in tariff.

LOCAL AUTHORITY

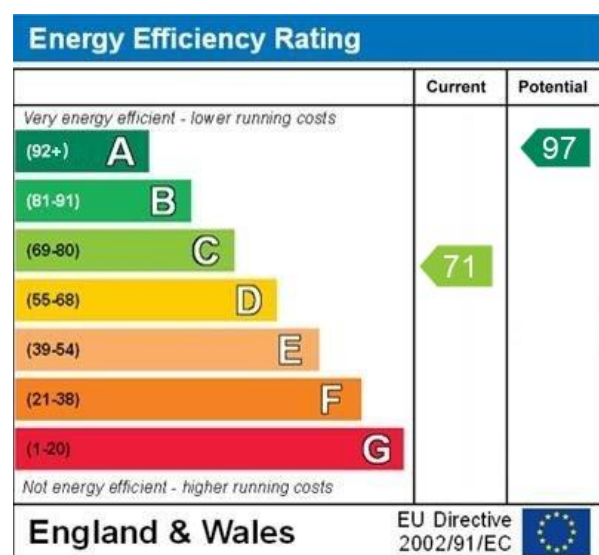
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
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