

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



14 Christophers Meadow, West Butterwick, DN9 1RY

- Impressive 4 Bedroom (en-suite) Detached House built in 2017 • Family sized Dining Kitchen •
- 2 Reception Rooms • Cloakroom and Utility Room • Gas central heating and PVCu Double Glazing • Double width driveway with extensive paving • Maintained to a high standard and tastefully appointed throughout •



£345,000 NO CHAIN



A spacious Detached Property situated within the centre of the village and being tastefully appointed throughout.

- **Central Reception Hall**
- **Lounge with multi fuel burning stove**
- **Family sized Dining Kitchen with breakfast counter**
- **2 Reception Rooms**
- **Cloak room and Utility**
- **4 Double Bedrooms**

ACCOMMODATION (room sizes approx. only)

Ground Floor

ENTRANCE HALL with composite front exterior door, Karndean flooring, under stairs cloaks area with radiator.

CLOAK ROOM with wc, wash basin, radiator and Karndean flooring.

LOUNGE (4.84m x 3.70m) with front facing bay window, radiator and multi fuel stove, oak beam fire place and log store.

DINING KITCHEN (8.82m x 3.16m max) fitted wall and base units with 1 ½ bowl stainless steel sink, breakfast counter, integrated Hotpoint oven and 4 ring gas hob, provision for integrated dishwasher, space for American style fridge freezer, quartz work surfaces, Karndean flooring, radiator and patio doors to rear garden.

UTILITY ROOM (2.86m x 1.67m) quartz work top, stainless steel sink, plumbing for washer and dryer, Ideal gas central heating boiler, Karndean flooring and exterior door to garden.

SITTING ROOM/2nd RECEPTION ROOM (5.50m x 3.00m) front facing window and radiator.

First Floor

LANDING with storage cupboard and water tank.

BEDROOM 1 (3.56m x 3.18m excluding wardrobes) full length built in wardrobes, front facing window and radiator. **EN-SUITE** (1.95m x 1.60m) cabinet wash basin, shower cubicle, w.c, storage cupboard and towel radiator.

BEDROOM 2 (4.85m x 3.00m) front facing window, radiator, large eaves storage space.

BEDROOM 3 (4.77m into bay x 3.10m) front facing bay window, radiator and wood effect flooring.

BEDROOM 4 (3.00m x 2.48m) rear facing window and radiator.

BATHROOM (2.60m x 1.95m) 'P' shaped bath with shower over, wash basin, wc, towel radiator and extractor fan.

OUTSIDE

Fenced enclosed rear garden with resin binded corner seating and dining area. Additional paved patio area.

Outside water tap and lighting.

Front garden with double width blocked paved driveway, including turning head and easily maintained lawn. Access either side to the house.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY

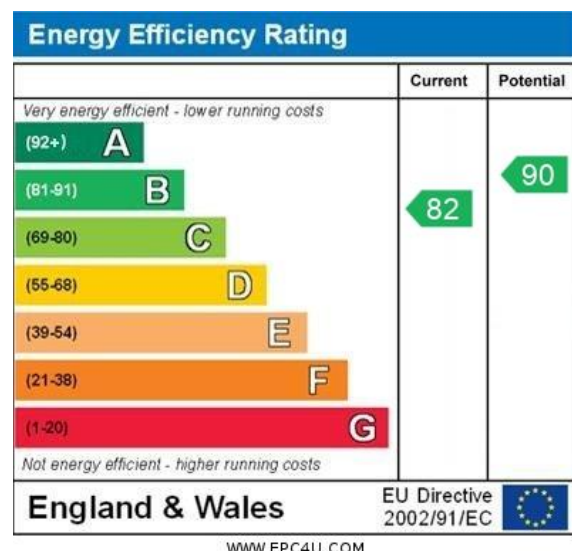
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
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