



- Individually Designed Detached House
- Fantastic Family Home
- Large Plot with Impressive Riverside Views
- 4 Bedrooms
- 3 Bathrooms
- Integral Double Garage
- Ample Off Street Parking
- Desirable Village Location

North Street, West Butterwick, DN17 3JR,  
£370,000







Starkey&Brown are delighted to offer for sale this individually designed and built detached family home on North Street, West Butterwick. The property has immaculately presented and spacious accommodation throughout briefly comprising of 2 large bedrooms (each with an en-suite) to the second floor, 2 further bedrooms, family bathroom, lounge and 18ft2 kitchen/diner to the first floor, whilst downstairs boasts an entrance hall, utility room, WC and access to integral double garage. The beautiful home sits on an impressive plot in a peaceful village setting with enviable views to the rear, ample off street parking for a number of vehicles, integral double garage, additional garage/workshop and lawned gardens. An internal viewing is highly recommended, call today to view! Freehold. Council tax band: E





## Entrance Hall

Having composite front entrance door, vertical radiator and stairs rising to the first floor with cupboard beneath.

## Utility Room

11' 6" x 12' 4" (3.50m x 3.76m)

Having uPVC double glazed window and door to the rear aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for white goods and cupboard with gas central heating boiler.

## WC

2' 5" x 7' 1" (0.74m x 2.16m)

Having uPVC double glazed window to the rear aspect, low level WC and wash hand basin.

## Garage

18' 1" x 24' 1" (5.51m x 7.34m)

Having two roller doors, window to the rear aspect, door into utility room and ceiling spotlights.

## First Floor Landing

Having ceiling spotlights and stairs rising to the first floor.

## Lounge

11' 10" x 12' 4" (3.60m x 3.76m)

Having uPVC double glazed French doors to the rear aspect and radiator.

## Kitchen/Diner

18' 2" x 12' 4" (5.53m x 3.76m)

Having uPVC double glazed French doors and window to the rear aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in oven and microwave, built in induction hob with extractor over, built in fridge, built in freezer, vertical radiator and ceiling spotlights.

## Bedroom 3

9' 6" x 11' 1" (2.89m x 3.38m)

Having uPVC double glazed window to the front aspect and radiator.

## Bedroom 4

7' 7" x 11' 1" (2.31m x 3.38m)

Having uPVC double glazed window to the front aspect and radiator.

## Family Bathroom

5' 6" x 7' 8" (1.68m x 2.34m)

Having uPVC double glazed window to the front aspect, panelled bath, shower cubicle, wash hand basin, low level WC and heated towel rail.

## Second Floor Landing

Having Velux window to the front aspect.

## Master Bedroom

15' 6" x 18' 3" (4.72m x 5.56m)

Having two Velux windows to the front aspect, uPVC double glazed window to the rear aspect, radiator and door to en-suite.

## Master En-suite

4' 2" x 9' 0" (1.27m x 2.74m)

Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin set in vanity unit, low level WC, heated towel rail and ceiling spotlights.

## Bedroom 2

12' 4" x 18' 3" (3.76m x 5.56m)

Having Velux window to the front aspect, uPVC double glazed window to the rear aspect, radiator and door to en-suite.

## En-suite

4' 2" x 9' 0" (1.27m x 2.74m)

Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin set in vanity unit, low level WC, heated towel rail and ceiling spotlights.

## Garage/Workshop

19' 6" x 25' 9" (5.94m x 7.84m)

Having roller door, light and power.

## Outbuilding

18' 7" x 16' 7" (5.66m x 5.05m)

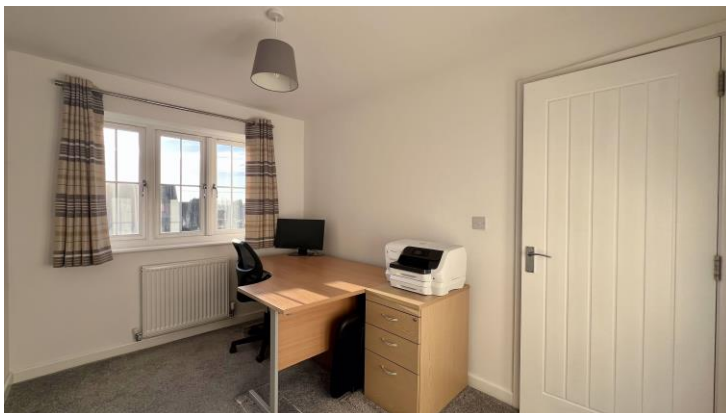
Having uPVC double glazed French doors to the side aspect, light, power and room inset (intended shower room measuring 8ft5 x 5ft7 with Velux window).

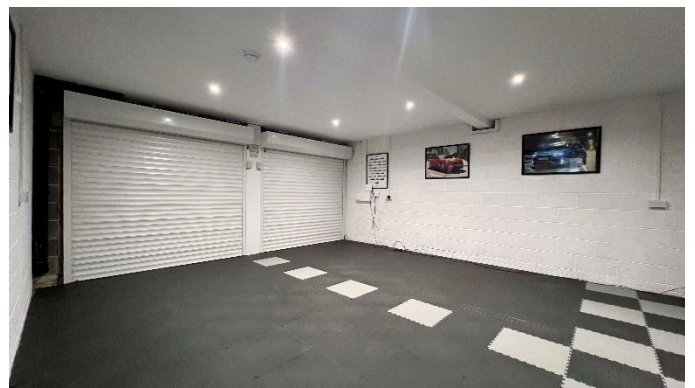
## Outside Front

A large frontage provides off street parking for numerous vehicles and extends down the side of the property to further parking, second garage and rear garden. There is also access to the integral garage and a lawned garden to the front.

## Outside Rear

The rear garden is generous in size and has uninterrupted river views. The rear garden is mainly laid to lawn with a fenced surround and decking area.





GROUND FLOOR

1ST FLOOR

2ND FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU  
 T: 01724 856100  
 E: [scunthorpe@starkeyandbrown.co.uk](mailto:scunthorpe@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)

