



1 Byre Court, Westwoodside, DN9 2LQ

- A spacious 4-bedroom detached family home situated in the popular village of Westwoodside close to a range of excellent local amenities to include doctors, dentists, schools & shops. The property offers versatile & well-proportioned accommodation arranged over 2 floors. Ground floor briefly comprises generous reception hall, WC, living room, dining room/snug, kitchen, utility room & study/snug. First floor with landing & access to 4 bedrooms, en-suite facilities & family bathroom. The property would benefit from some cosmetic modernisation but offers an excellent opportunity for a new owner to update & personalise. To the front there is a low brick boundary wall, lawned garden & pathway leading to the main entrance. To the side a driveway provides ample off-road parking & leads to a double garage with personal door with access to the rear garden. Access to the rear through a high wooden gate to the lawned garden with patio area all enclosed by wooden fence. Call agents for a viewing. • ☎
- 4-bedroom detached house - Reception hall / Cloakroom / Living room - Dining room-snug / Kitchen - Utility room / Study-snug - Landing / 4 bedrooms / ensuite / bathroom - Driveway with ample off-road parking - Electric Car Charging Point •

Price Region: £415,000

THE PROPERTY

RECEPTION HALL 13' 7" x 12' 6" (4.157m x 3.816m)
Side entrance door and front facing window. Sizable hall with wooden floor. Staircase leading to first floor landing and bedrooms. Under stairs cupboard. Radiator.



CLOAKROOM Side facing window. WC and hand wash basin. Tiled floor. Radiator.

LIVING ROOM 19' 9" x 11' 8" (6.037m x 3.564m) Front facing window and rear facing French doors and side screens opening onto the patio and garden. Modern living flame gas fire with fireplace surround. Television point. Radiators.



SITTING ROOM / DINING ROOM 15' 8" x 10' 1" (4.788m x 3.080m) Rear facing window. Laminate floor. Wall mounted electric fire. Television point. Radiator.



KITCHEN 15' 7" x 10' 8" (4.753m x 3.263m) Double-aspect windows provide plenty of natural light. The kitchen is fitted with a range of base and wall cupboards, including drawers, with pelmet lighting. The worktop incorporates a porcelain one-and-a-half-bowl single-drainer sink with mixer taps, complemented by tiled splash backs. There is a CDS halogen hob with a chrome extractor fan above, along with a built-in separate oven and grill. An integrated dishwasher and radiator complete the kitchen.



UTILITY ROOM Side entrance door and window. A continuation from the kitchen with a range of fitted base and wall cupboards with larder storage. Worktop incorporating Belfast style sink with mixer taps with tiled splash backs. Provision for whitegoods. Radiator.

STUDY / SNUG 11' 7" x 6' 8" (3.534m x 2.046m) Front facing window. Laminate flooring. Radiator

LANDING Triple aspect windows. Built-in storage cupboard. Radiator.



BEDROOM 1 13' 8" x 11' 9" (4.190m x 3.588m) Front facing window with open views. Television point. Radiator.



ENS UITE 11' 7" x 4' 11" (3.555m x 1.506m) Rear facing window. WC and pedestal hand wash basin. Half tiled walls and tiled floor. Double shower cubicle. Ceiling downlights. Vertical heated towel rail.

BEDROOM 2 15' 8" x 10' 1" (4.787m x 3.075m) Rear facing window. Television point. Radiator.

BEDROOM 3 15' 8" x 10' 8" (4.787m x 3.271m) Rear facing window. Television point. Radiator.

BEDROOM 4 15' 2" x 6' 8" (4.626m x 2.043m) Front facing window with open views. Television point. Radiator.

BATHROOM 8' 8" x 7' 1" (2.659m x 2.165m) Side facing window. WC, pedestal hand wash basin and bath. Half tiled walls and tiled shower cubicle. Radiator.



OUTSIDE Externally the front of the property features a low brick wall boundary, lawned garden and pathway leading to the main entrance. To the side a driveway provides ample off-road parking and leads to a double garage which also benefits from a personal door providing access to the rear garden. Access to the rear garden is through a high wooden gate opening onto a good-sized lawned garden with patio area all enclosed by wooden fencing to provide a private and secure outdoor space. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: E

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236