



- Immaculately Presented Throughout
- Detached Dormer Bungalow
- Spacious & Versatile Layout
- 4 Bedrooms
- 3 Bathrooms
- Modern Kitchen & Utility Room
- Beautifully Maintained Gardens
- Detached Double Garage

Christophers Meadow, West Butterwick, DN17 3BF,
£440,000





Starkey & Brown are delighted to present to the market this beautifully presented and immaculately maintained detached dormer bungalow, situated on Christophers Meadow in the highly desirable village of West Butterwick. Constructed in 2018 by the reputable Ashcourt Group, the property occupies an enviable plot, enjoying a high degree of privacy to the rear, along with ample off street parking for multiple vehicles and a detached double garage. The accommodation is both spacious and versatile, offering flexibility to suit a wide range of buyers. To the first floor, an impressive master suite features a generous bedroom, dressing room, and en-suite, complemented by a further double bedroom with en-suite and a landing with useful storage. The ground floor comprises a welcoming entrance hallway, a spacious lounge, two additional bedrooms, a modern family bathroom, and a utility room (upgraded in 2022, including a new boiler). The stylish kitchen/breakfast room, also upgraded in 2022, boasts a comprehensive range of high quality fitted appliances. An internal inspection is highly recommended to fully appreciate the generous plot, versatile layout, and high standard of finish throughout. Call today to arrange your viewing. Freehold. Council Tax Band: C.



Entrance Hallway

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

Lounge

20' 4" x 15' 9" into bay (6.19m x 4.80m)

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

Kitchen/Breakfast Room

22' 5" x 11' 5" (6.83m x 3.48m)

Having uPVC double glazed window to the rear aspect, uPVC double glazed tri-folding doors opening onto the rear garden, ceiling spotlights, a range of wall and base units with work surfaces over, inset sink and drainer unit, island unit with integrated wine cooler, pop up socket and induction hob. The kitchen boasts a range of built in appliances including dishwasher, full height fridge, full height freezer, Siemens electric oven, Siemens microwave/grill and warming drawer.

Utility Room

11' 5" x 5' 10" (3.48m x 1.78m)

Having door to the side aspect, radiator, a range of base units with work surfaces over, inset sink and drainer unit, space/plumbing for white goods and gas central heating boiler (new 2022, serviced annually).

Bedroom 3

13' 3" x 8' 3" (4.04m x 2.51m)

Having uPVC double glazed bi-folding doors to the rear aspect and radiator.

Bedroom 4

8' 10" x 9' 5" (2.69m x 2.87m)

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

Family Bathroom

9' 5" x 5' 8" (2.87m x 1.73m)

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin, WC, heated towel rail and ceiling spotlights.

First Floor Landing

Having Velux window to the front aspect, radiator and cupboard with loft access.

Bedroom 1

17' 10" x 13' 5" (5.43m x 4.09m)

Having uPVC double glazed bay window to the front aspect, radiator and opening into dressing room.

Dressing Room

7' 6" x 9' 10" (2.28m x 2.99m)

Having Velux window to the rear aspect, access to eaves storage, fitted wardrobes with shelving and automatic lighting.

Master En-suite

7' 4" x 7' 6" (2.23m x 2.28m)

Having Velux window to the rear aspect, shower cubicle, wash hand basin, WC, heated towel rail and ceiling spotlights.

Bedroom 2

12' 6" x 11' 2" (3.81m x 3.40m)

Having two Velux windows to the rear aspect, radiator, fitted wardrobes and access to eaves storage.

En-suite

4' 9" x 7' 6" (1.45m x 2.28m)

Having Velux window, shower cubicle, wash hand basin, WC, heated towel rail and ceiling spotlights.

Garage

19' 3" x 18' 2" (5.86m x 5.53m)

Having remote control up and over door, light and power.

Outside

An extremely desirable plot offering an excellent degree of privacy, ideally tucked away and immaculately maintained. A large block paved driveway to the front provides ample off street parking for multiple vehicles, there's also a double garage. The property has generously sized gardens to the side and rear, fully enclosed and mainly laid to lawn with a patio area and decorative pebbled area.





GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.

1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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