

**GRICE &
HUNTER**

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



9 Ulyett Lane, West Butterwick, DN17 3LD

- A 2 Double Bedroom Detached Bungalow • Large Garage • Gas Central Heating • PVCu double glazing • Horseshoe driveway • Dining Kitchen • Separate Dining Room • Low maintenance gardens • Village fringe location • Open aspect to the rear •



£227,500 NO CHAIN



An individual detached bungalow built around 1989 and occupying a favourable location on the edge of the village. The property has a good sized overall floor area and has been well maintained but now offers potential for some timely updating and remodelling.

Accommodation (room sizes approx. only)

Side ENTRANCE HALL with PVCu double glazed exterior door.

Inner HALL with cloaks storage cupboard.

CLOAKROOM including wash basin, toilet and radiator.

LOUNGE (3.94m x 3.63m) a dual aspect room including corner fireplace with coal effect Calor gas fire, radiator and glazed sliding doors to the:

DINING ROOM (3.63m x 2.40m) with radiator, front facing window and serving hatch to the kitchen.

DINING KITCHEN (3.65m x 3.50m) having based cabinets with work tops, stainless steel 1 ½ bowl sink, free standing oven/hob, wall cabinets and space for fridge, radiator, side door to porch and door leading to the:

UTILITY/DRYING ROOM (1.95m x 1.97m plus 1.70m x 1.0m) including central heating boiler, airing cupboard with hot water cylinder, plumbing for washing machine, space for freezer, etc.

Side ENTRANCE PORCH (2.98m x 1.22m) PVCu double glazed with exterior door to front, fitted storage cupboards, toilet and integral door to garage.

BEDROOM 1 (3.66m x 3.64m) with radiator, rear facing window and fitted double wardrobes.

BEDROOM 2 (3.63m x 3.0m) with rear facing window, radiator and triple built in wardrobes.

BATHROOM (2.60m x 1.66m) fully tiled to walls and including bath, shower cubicle and wash basin. Radiator.

OUTSIDE

Low maintenance front garden with 'in and out' horseshoe driveway.

Side driveway leading to the:

Larger than average **GARAGE** (5.32m x 4.15m) with up and over door, PVCu double glazed window and light and power.

Easily managed rear garden. Additional side garden leading to the front of the property.

SERVICES (not tested)

- Mains water, electricity, drainage and gas.
- Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

PLANS

For indicative illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 115.4 sq. metres (1242.0 sq. feet)



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