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Brand End Road, Butterwick, PE22 0JD

Asking Price £220,000

With its attractive double-fronted appearance, three double bedrooms and generous garden, this detached home in Butterwick offers plenty of space for family life, alongside a useful collection of outbuildings. Available with no onward chain, the property has character and flexibility, with opportunities for the next owner to add their own improvements.

The lounge features an exposed brick fireplace, while a separate dining room leads through to the kitchen. A study and conservatory provide additional space for working from home, hobbies or enjoying the garden outlook. Upstairs, a split landing leads to three bedrooms, all of them comfortable doubles, complemented by a spacious first floor bathroom, with a separate shower room on the ground floor.

Outside, the gravel driveway provides parking for several vehicles, while the garage, workshop and further storage buildings will particularly appeal to buyers needing space for tools or practical interests. The enclosed rear garden is predominantly laid to lawn, providing ample room for keen gardeners and families with children or pets to prioritise.

- Three Double Bedroom Detached House
- No Onward Chain
- Lounge, Dining Room, Study & Conservatory
- Bathroom And Shower Room
- Range of Outbuildings Including Garage and Two Workshops
- Gas Central Heating
- Tenure: Freehold. Council Tax ‘C’. EPC ‘D 63’





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Entrance via canopy porch with lantern style light and uPVC obscure-glazed door into the:

Entrance Hall - Stairs to the first floor with under-stairs storage cupboard, decorative mosaic patterned tiled floor. The entrance hall leads off to:

Lounge 13'0" × 11'8" (3.95m × 3.56m) – With uPVC window overlooking the front driveway and door to the study. Double radiator, power points, exposed brick open fireplace with tiled hearth.

Dining Room 13'0" × 11'8" (3.95m × 3.56m) - With uPVC double-glazed window to the front aspect, radiator, power points, fitted shelving and built-in cupboard housing the electric meter and consumer unit.

Kitchen 12'10" × 9'11" (3.90m × 3.02m) – With uPVC window to the side and uPVC obscure-glazed door to the rear. The kitchen comprise a range of cupboard and drawer units to both base and eye level, with work surfaces having an inset stainless steel style one-and-a-half-bowl sink/drainer with single lever mixer tap. Inset four ring gas hob with oven below and stainless steel style extractor canopy over. Spaces for utility appliances, tiled floor, splashback tiling as appropriate and wall mounted Viessmann gas-fired central heating boiler. The kitchen extends into an **Inner Hall**, having a continuation of the tiled floor and doors leading off to:

Study 9'9" × 9'0" (2.96m × 2.75m) - uPVC window to the rear aspect, radiator, three wall lights and doors through to the lounge and the conservatory.

Shower Room – The property has the benefit of both a first-floor bathroom and a ground floor shower room, with the shower room comprising a close-coupled WC, pedestal hand basin with mixer tap and a tiled corner shower cubicle with sliding doors. Radiator and extractor fan.

Conservatory 9'7" × 9'6" (2.91m × 2.89m) – Of uPVC construction with leaded-effect highlights, door leading out to the garden, radiator power points, fitted shelving and a central island with solid wood work surface.

Stairs from the Entrance Hall lead up to a half landing with radiator and door to a further **landing area,** which measuring **2.98m x 2.25m (9'9 x 7'5)** offers further useable space and leads to bedroom one and the bathroom.

Bedroom One 13'2" × 12'3" (4.02m × 3.73m) – All three bedrooms are generous double bedrooms, with this room having uPVC window to the side and radiator.

Bathroom 10'0" × 9'0" (3.05m × 2.75m) – The bathroom features a white suite comprising a white suite of pedestal hand basin, panelled bath with tiling where appropriate, close-coupled WC and radiator.

The staircase extends to a further landing leading to two further double bedrooms:

Bedroom Two 13'2" × 12'2" (4.01m × 3.72m) – Having uPVC window overlooking the front, radiator, power points and Victorian style feature fireplace.

Bedroom Three 11'10" × 9'9" (3.60m × 2.96m) - A third double bedroom with uPVC window overlooking the front, radiator and power points.

Outside - The front of the property has been laid to gravel and offers extensive parking for several vehicles. The gravel extends alongside the property on the left, with further lighting, an outside tap and gates to the rear garden and a brick-built outbuilding.

To the right of the driveway there are two useful timber outbuildings:

- **Workshop/ Store 5.10m x 3.40m -** With power and lighting,
- **Garage 4.00m x 2.51m -** Having double doors to the front, power points and double glazed door leading out to the rear.

The generous rear garden is an excellent size for families with younger children or pets to consider and has been laid to lawn and enclosed with panel fencing.























Total area: approx. 180.5 sq. metres (1943.1 sq. feet)

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