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the family estate agents

Price Guide
£309,950

EPC Rating: TBC

9 Paddock Lane

West Butterwick, Scunthorpe, North Lincolnshire, DN17 3JJ
3 Bedroom Detached House



- ✓ A SUPERB MODERN DETACHED FAMILY HOME
- ✓ WELL PRESENTED AND VERSATILE ACCOMMODATION
- ✓ ATTRACTIVE FITTED KITCHEN AND UTILITY ROOM
 - ✓ 3 RECEPTION ROOMS
 - ✓ 3 BEDROOMS
 - ✓ MODERN SHOWER ROOM
- ✓ EXCELLENT LAWNED GARDENS

15-17 High Street, Epworth, Lincolnshire, DN9 1EP
T: 01427 339100 E: epworth@paul-fox.com

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UN-APPROVED DRAFT BROCHURE

A stunning modern detached family home quietly situated enjoying open views to the side and occupying a generous private plot. The well presented and versatile accommodation comprises;

FRONT ENTRANCE PORCH

With front uPVC double glazed entrance door with inset pattern glazing and adjoining side light, attractive laminate flooring and internal glazed door with inset pattern glazing leads through to;

INNER HALLWAY

Enjoys staircase allowing access to the first floor accommodation with open spell balustrading, attractive laminate flooring, dado railing, wall to ceiling coving and internal panelled and glazed doors off to;

FRONT LIVING ROOM

Measures Approx. 4.67m x 3.67m (15' 4" x 12' 0"). Plus a broad projecting uPVC double glazed bay window enjoying excellent front garden and open countryside views, attractive laminate flooring, wall to ceiling coving, TV point, feature fireplace with open grate.

ATTRACTIVE FITTED KITCHEN

Measures Approx. 3.39m x 3.6m (11' 1" x 11' 10"). Enjoying a rear uPVC double glazed window onlooking the rear garden. The kitchen enjoys an attractive range of matching low level units, drawer units and wall units with brushed aluminum style pull handles, enjoying a complementary butcher block style rolled edge working top surface with matching uprising incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, space and plumbing for appliance, tiled effect flooring, wall to ceiling coving, fluorescent ceiling strip light, internal panelled and glazed doors lead through to;

REAR SITTING ROOM

Measures Approx. 2.86m x 3.39m (9' 5" x 11' 1"). Enjoying rear uPVC double glazed french patio doors allowing access to the garden, attractive laminate flooring, dado railing and wall to ceiling coving.

UTILITY

Enjoys a side uPVC double glazed entrance door with inset pattern glazing, rear uPVC double glazed window, matching base units to the kitchen with an above stainless steel sink unit with drainer to the side and worktop with plumbing beneath for an automatic washing machine, floor mounted central heating boiler, continuation of flooring, wall to ceiling coving and door through to;



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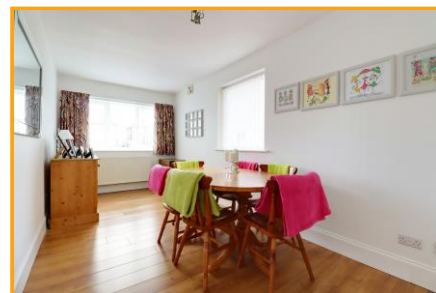
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DINING ROOM

Measures Approx. 5.19m x 2.37m (17' 0" x 7' 9"). Enjoying a dual aspect with front and side uPVC double glazed windows, attractive laminate flooring and loft access.



CLOAKROOM

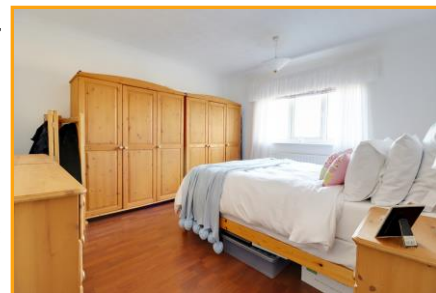
Enjoys a side uPVC double glazed window with inset pattern glazing and a two piece suite in white comprising a low flush WC, corner fitted wall mounted wash hand basin, part tiling to walls and wall to ceiling coving.

FIRST FLOOR LANDING

Enjoys a side uPVC double glazed window, airing cupboard with cylinder tank and shelving, dado railing, wall to ceiling coving, loft access and doors off to;

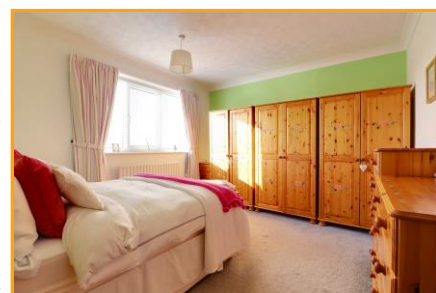
DOUBLE BEDROOM 1

Measures Approx. 3.66m x 3.57m (12' 0" x 11' 9"). Enjoying a front uPVC double glazed window with excellent open views, attractive wooden flooring and wall to ceiling coving.



DOUBLE BEDROOM 2

Measures Approx. 3.39m x 3.78m (11' 1" x 12' 5"). Enjoying a rear uPVC double glazed window enjoying excellent open views and wall to ceiling coving.



BEDROOM 3

Measures Approx. 2.63m x 2.89m maximum (8' 8" x 9' 6"). Enjoying a front uPVC double glazed window, attractive laminate flooring and wall to ceiling coving.



MODERN SHOWER ROOM

Measures Approx. 2.33m x 2.67m ((7' 8" x 8' 9"). Enjoying a rear uPVC double glazed window with inset pattern glazing and a three piece modern suite in white comprising a low flush WC, pedestal wash hand basin, corner fitted multi jet shower with surrounding glazed screen, cushioned flooring and part tiling to walls.



GROUNDS

The property enjoys an excellent plot and benefits from adjoining open countryside providing excellent open views with the front behind a brick boundary wall and enjoying a manageable lawned garden with pebbled borders with a concrete laid driveway providing parking for a number of vehicles. Access is available down either side leading to a pleasant lawned rear garden with mature hedged boundaries with a number of seating areas. To the side there is a flagged patio that houses two store sheds.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a gas fired radiator system.

DOUBLE GLAZING

There are uPVC double glazed windows and doors.

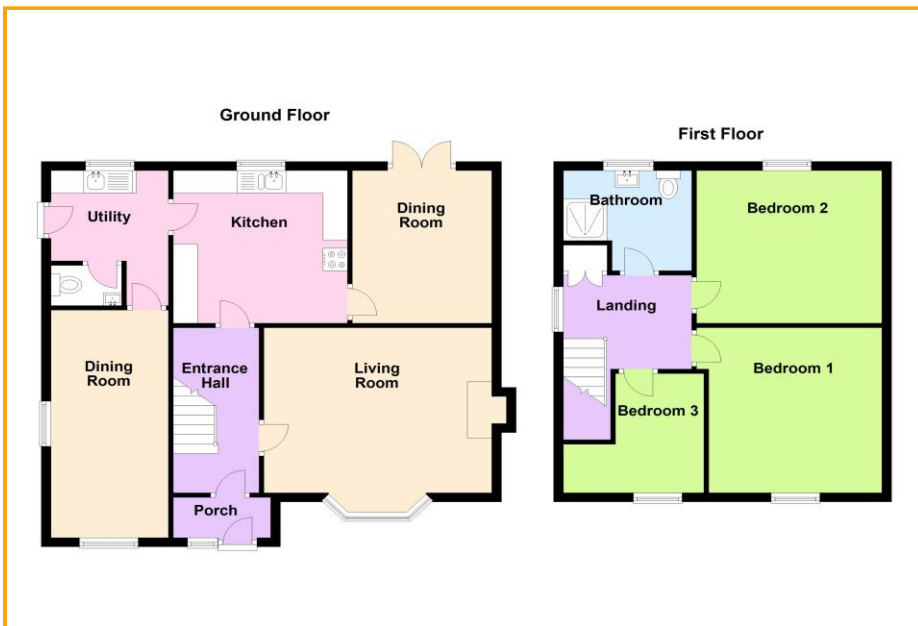
**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

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