

# 1 Chapel Lane, East Butterwick, Scunthorpe, Lincolnshire DN17 3AD

GUIDE PRICE £90,000–£100,000\*

VACANT HOUSE

- Three bedroom semi-detached house
- In need of complete modernisation
- Large Freehold plot of 383sq m with ample room to extend
- Driveway & garage
- Of interest to builders & investors
- Excellent potential offered

## Ground Floor

Entrance lobby  
Sitting room 4.24m × 3.95m  
Under stairs store  
Dining kitchen 4.89m × 2.41m  
Large rear porch 3.13m × 3.07m  
Store room 1.46m × 1.35m  
WC 1.51m × 0.86m

## First Floor

Landing  
Front bedroom 3.14m × 3.05m  
Rear bedroom one 3.56m × 2.56m  
Rear bedroom two 2.63m × 2.26m  
Bathroom/WC 1.66m × 1.78m

## Outside

The property occupies a larger than average plot at approximately 383 sqm with lawned front garden & long driveway.  
Garden area to the rear with dilapidated garage and adjoining store/carport. Ample room to extend subject to the appropriate consents

## EPC Rating E

A full copy of the EPC will be available to view via our website

## JOINT AUCTIONEERS

Grice & Hunter, Epworth



## VIEWING

Viewing by appointment with the joint auctioneers,

## SOLICITORS

HSR Law, 7/8 South Parade,  
Doncaster DN1 2ED

