



**11 High Street, Belton, DN9 1LS**

- An opportunity to acquire a spacious detached bungalow, which is located in the village of Belton and within easy access to all the local amenities and the M180 motorway network This family home comprises of an entrance porch, reception hallway, lounge, dining kitchen, conservatory, three bedrooms and family bathroom. The loft has a window and offers potential to convert/extend with the correct planning permission being obtained. Driveway with ample parking and attached single garage with up and over door. Rear manicured lawned garden with two patio areas and a range of flowers, plants and shrubs. Upvc double glazed. Gas fired central heating. This home is worthy of an internal inspection. Contact agents for viewings. •

- Detached Bungalow - Potential To Extend In Loft - Lounge - Dining Kitchen - Conservatory - Three Bedrooms - Family Bathroom •

**New Price : £290,000**



**DETACHED BUNGALOW**

**ENTRANCE PORCH:** Front facing window and side entrance door with glass side screen. Ceramic tiled floor. Exposed brick walls. Glass internal door leads into the reception hallway.

**RECEPTION HALLWAY:** Tiled floor. Loft access. Telephone point. Radiator.

**LOUNGE:** 14' 3" x 13' 5" (4.34m x 4.09m) Front facing bow window. Living flame gas fire with decorative fireplace surround, marble effect inset and hearth. Television and telephone points. Ceiling rose and coving. Access into the dining kitchen. Radiator.



**DINING KITCHEN:** 16' 2" x 10' 4" (4.93m x 3.15m) Rear facing window overlooking the conservatory. Fitted wall and base units with drawers, larder storage units and wine rack. Worktop incorporating a one and a half bowl single drainer sink with mixer tap. Tiled splash backs. Cannon four ring double oven with chrome extractor fan and down lights. Coved ceiling to dining area. Radiator.



**CONSERVATORY:** 17' 8" x 7' 10" (5.38m x 2.39m) Brick base with rear and side facing windows and rear facing French doors giving access to the lawned garden. Ceramic tiled floor. Plumbing for washing machine and vent for tumble dryer.



**BEDROOM 1:** 11' 6" x 11' 1" (3.51m x 3.38m) Front facing bow window. Extensive fitted his and hers wardrobes with dressing table and matching bedside drawers. Coved ceiling. Radiator.



**BEDROOM 2:** 11' 6" x 9' 5" (3.51m x 2.87m) Side facing window. Coved ceiling. Radiator.



**BEDROOM 3:** 10' 5" x 6' 10" (3.18m x 2.08m) Side facing window. Laminate floor. Coved ceiling. Radiator.

**BATHROOM:** 7' 0" x 6' 8" (2.13m x 2.03m) Rear facing window. Fitted white suite with chrome accessories comprising of a low level WC, pedestal wash basin, tiled panelled bath with hand shower over. Tiled walls and floor. Radiator.



**OUTSIDE:** This 3 bedroom detached bungalow benefits from double iron gates, which open onto a concrete driveway with ample parking space for several vehicles and access to an attached single garage with up and over door and personal door to the rear. There is a hedge boundary to the front and a range of evergreen shrubs and plants. To the side there is access to a sizeable, enclosed garden with paved patio area and landscaped garden with a range of shrubs, plants and flower borders. There is an additional patio area, which benefits from the evening sun. External tap and lights.

**SERVICES:** Mains water, electricity, drainage and gas  
**LOCAL AUTHORITY:** North Lincolnshire Council  
**COUNCIL TAX:** Band: B  
**TENURE:** Freehold assumed  
**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236