



**Coverdale King Edward Street,  
Belton DN9 1QN**

Located in the village of Belton this family home was built in 1926 and stands in one third of an acre. Situated on King Edward Street and within easy access to all local amenities. Offering ample living accommodation and comprising of an entrance hallway, dining room, study/bedroom 4, snug, living room and breakfast kitchen to the ground floor three bedrooms, office and family bathroom to the first floor. Driveway with parking. Extensive lawned gardens and outbuildings. Gas fired central heating. Contact agents for viewings. ●

● Detached House Four Receptions- Breakfast Kitchen- Three Bedrooms -Family Bathroom - Driveway With Parking -Extensive Lawned Gardens Out Buildings- Gas Fired Central Heating

**Price Region: £450,000**

**Now Reduced To: £435,000**

## DETACHED HOUSE

**RECEPTION HALLWAY:** Entrance door and window. Staircase leading to first floor landing with bedrooms. Under stair storage. Radiator.

**DINING ROOM:** 12' 0" x 10' 11" (3.676m x 3.347m)  
Front facing window. Wooden floor. Radiator.

**STUDY/ BEDROOM 4:** 11' 7" x 9' 3" (3.547m x 2.835m)  
Front facing window. Laminate floor. Radiator,

**SNUG/ MIDDLE ROOM:** 12' 6" x 11' 3" (3.818m x 3.444m)  
Side facing window. Open grate fireplace with tiled hearth and surround. Built-in floor to ceiling cupboards. Tiled floor. Television point. Delft rail. Radiator.



**LIVING ROOM:** 20' 2" x 12' 0" (6.149m x 3.672m)  
Double aspect windows overlooking garden. Arch display recess. Brick fireplace with beamed mantle and tiled hearth with electric fire. Television point. Radiators.



**BREAKFAST KITCHEN:** 17' 3" x 8' 8" (5.258m x 2.646m)  
Side facing window and entrance door. A range of fitted base and wall units with drawers, display shelving and glass fronted cupboards. Worktop incorporating a one and half bowl single drainer sink with mixer taps. Ceramic hob with built in oven under. Provision for white goods. Tiled splashbacks. Tiled floor. Radiator.



**FIRST FLOOR: GALLERY LANDING:** Side facing window. Loft access.



**BEDROOM 1:** 12' 8" x 11' 3" (3.871m x 3.445m)  
Rear facing window overlooking garden. Built in floor to ceiling storage cupboards. Radiator.



**BEDROOM 2:** 11' 6" x 9' 3" (3.511m x 2.843m)  
Front facing window. Picture rails. Radiator.

**BEDROOM 3:** 12' 0" x 11' 6" (3.675m x 3.511m)  
Front facing windows. Radiator.

**STUDY :** 5' 9" x 5' 4" (1.763m x 1.627m)  
Side facing window. Wooden floor. Radiator.

**BATHROOM:** 8' 7" x 7' 8" (2.621m x 2.355m)  
Rear facing window. Vanity sink with cupboards under. Display top. Corner bath. Shower cubicle. Half tiled walls. Wooden floor. Radiator.



**SEPARATE CLOAKROOM:** Low level WC and side facing window.

**OUTSIDE:** To the front iron gates open onto a driveway with parking and lawned garden, further iron gates give access to the rear. The rear garden is lawned with a range of outbuildings and extends to an extensive additional lawned garden that is enclosed by trees, shrubs, and a hedge boundary. External tap and lights.



**SERVICES:** Mains water, electricity, drainage, and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: D

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236