



**Rafters Belton Road,
Beltoft, DN9 1NN**

- A spacious family home situated in the hamlet of Beltoft offering ample living accommodation and stunning open views over countryside. Within easy access to neighbouring villages and towns and the M180 motorway network. Comprising of an entrance porch, reception hallway, cloakroom, snug/dining room, open plan kitchen/dining, conservatory, kitchen, and utility to the ground floor. Bedroom with ensuite facilities, two further bedrooms and shower room to the first floor. Driveway with ample parking and detached single garage. Well stocked good size rear lawned garden with patio area. Upvc double glazed. Solar panels. Gas fired central heating. Viewing is highly recommended to appreciate the accommodation on offer. •
- Detached House - Ample Living Accommodation - Open Plan Kitchen/Dining - Three Bedrooms - Solar Panels - Upvc Double Glazed - Gas Fired Central Heating •

Price Region: £370,000 – Reduced to £345,950

DETACHED HOUSE

ENTRANCE PORCH: Front facing entrance door with side screen, internal door into the reception hallway.

RECEPTION HALLWAY: Built in floor to ceiling storage cupboards. Tiled floor. Radiator.

CLOAKROOM: Rear facing window. Low level WC and pedestal wash basin with tiled splash backs. Radiator.

SNUG/DININGROOM: 17' 11" x 9' 11" (5.474m x 3.044m) Double aspect windows. Radiators.



DINING LIVING ROOM: 23' 3" x 21' 5" (7.100m x 6.534m) Open plan L-shaped dining living room with front facing windows, additional side facing window, rear facing patio door and picture window looking into the conservatory. Vaulted ceiling with ornamental ceiling beams. Open thread staircase giving access to first floor landing and bedrooms. Television points. Feature stone wall and hearth.



CONSERVATORY: 25' 3" x 13' 6" (7.700m x 4.130m)

Brick base conservatory. Triple aspect windows and rear facing French doors giving access to the garden and patio.

Wooden floor. provisions for washing machine, Radiators.



KITCHEN: 12' 0" x 9' 9" (3.683m x 2.996m) Rear facing window. Fitted wall and base units with drawers and glass fronted cupboards. Worktops incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tiled splash backs. Built in oven and grill and halogen hob. Tiled floor. Radiator. Personal door into the utility.



UTILITY: Rear and side facing windows and front facing personal door. Worktop with provisions under for white goods. Fitted storage cupboards. Radiator



FIRST FLOOR LANDING: Built in storage. Gallery overlooking the living room.



BEDROOM 1: 17' 11" x 10' 4" (5.473m x 3.173m) Double aspect windows. Television point. Loft access. Radiator.



ENSUITE: Front facing window. Fitted suite comprising of low-level WC, pedestal wash basin and shower cubicle. Shaving point. Half tiled walls. Heated towel rail.

BEDROOM 2: 10' 0" x 9' 10" (3.068m x 3.019m) Rear facing window with views over open countryside. One wall of built in wardrobes. Radiator.



BEDROOM 3: 8' 11" x 8' 6" (2.738m x 2.640m) Rear facing window with views over open countryside. Radiator.

SHOWER ROOM: 7' 7" x 5' 11" (2.317m x 1.813m) Rear facing window. Fitted suite comprising of a low-level WC, pedestal wash basin and walk in shower. Half tiled walls and tiled floor. Radiator.



OUTSIDE: To the front there is a wall and hedge boundary, and double iron gates open onto a gravelled driveway with ample parking for several vehicles and access to a detached single garage three wooden folding door and side personal door. There is access to the rear via a side wooden gate. The generous size rear garden is lawned with a patio area boasting well stocked flowers, plants and mature trees, a range of outbuildings, workshop, and log store all with stunning views over open countryside. External tap and lights.



SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY: North Lincolnshire

COUNCIL TAX: Band:

TENURE: Freehold assumed

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