



**Miown, Belshaw Lane, Belton,  
DN9 1PF**

• Situated in sought after quiet rural village location this 3-bedroom detached bungalow offers superb family accommodation. Briefly comprising arched porchway, living room, kitchen, utility room, 3 bedrooms one with ensuite & family bathroom. The bungalow is set on large private grounds with wrap around gardens & a private south facing patio all surrounded by mature trees, bushes and shrubs. To the front of the property there is a low boundary wooden fence with brick pillars & driveway allowing ample parking for several vehicles. There is a large attached garage with electric up & over door & side door. There is also a large detached garage at the rear, with a toilet & sink with running water, separate storeroom & side door. This would make a great conversion to annex or mancave/games room/flat. The outside offers privacy, peace & tranquillity. Outside tap & lights. Belton is perfectly located for good motorway networks & all local amenities. Contact Agents to arrange a viewing!

• Large 3-bedroom detached bungalow - Wonderful quiet rural location - Porchway / Living room / Kitchen / Utility room - 3 bedrooms / ensuite / Family bathroom - Beautifully presented throughout – Wrap around gardens with a private south facing patio – Lapsed planning for loft conversion if required – Excellent local amenities & motorway networks - Driveway with ample parking & two garages

**Price Region: £435,000**

## DETACHED BUNGALOW

**ARCHED PORCH** Porch with front entrance door and upvc side screen. Spacious hallway with built in storage cupboard. Laminate flooring. Radiator.



## DINING/LOUNGE 28' 0" x 12' 2" (8.550m x 3.723m)

Side facing window with views over farmland. Open grate fireplace with decorative tile insert. Impressive mahogany fireplace surround. Television point. Side facing French doors and side screens opening onto patio area. Radiators.



**KITCHEN 11' 11" x 11' 10" (3.637m x 3.616m)** Side facing window. A range of frosted glass cupboards with drawers and chrome drawers. Worktop incorporating stainless steel single drainer with mixer taps. Halogen hob with chrome extractor fan above. Built in oven. Butchers block. Provision for whitegoods. Tiled floor. Radiator.



**UTILITY ROOM 10' 8" x 9' 10" (3.274m x 3.010m)** Side facing window and door leading onto the private garden. Fitted base and wall units with drawers, glass fronted cupboards and wine rack. Worktop incorporating Belfast sink with mixer taps. Tiled splashbacks and tiled floor. Provision for whitegoods. Built-in/walk-in storage with hanging space. Loft access.

**BEDROOM 1 13' 9" x 11' 9" (4.214m x 3.594m)** Side facing window with open views. Built-in wardrobes. Radiator.



**ENSUITE** Side facing window. Low level pedestal hand wash basin and WC. Walk-in shower. Half tiled walls. Tiled floor. Shaving point. Heated towel rail.



**BEDROOM 2 13' 2" x 11' 9" (4.015m x 3.588m)** Front facing window. Radiator.



**BEDROOM 3 9' 9" x 9' 2" (2.994m x 2.797m)** Side facing window. Radiator.



**BATHROOM 9' 9" x 9' 7" (2.975m x 2.938m)** Side facing window. Fitted suite comprising of a vanity base unit with display shelving and cupboard with dual stone effect sinks. Free standing bath and WC. Walk-in shower with water fall head and hand shower. Half tiled walls and tiled floor. Heated towel rail and downlights.



**OUTSIDE** The bungalow is set on large private grounds with wrap around gardens & a private south facing patio all surrounded by mature trees, bushes and shrubs. To the front of the property there is a low boundary wooden fence with brick pillars & driveway allowing ample parking for several vehicles. There is a large attached garage with electric up & over door & side door. There is also a large detached garage at the rear, with a toilet & sink with running water, separate storeroom & side door. This would make a great conversion to annex or mancave/games room/flat. The outside offers privacy, peace & tranquillity. Outside tap & lights

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

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band:

**TENURE:** Freehold assumed

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