



35 Jeffrey Lane, Belton, DN9 1LU

- This 3-bedroom semi-detached house is an ideal choice for first-time buyers looking for a comfortable family home. The property offers a spacious and well-laid-out interior, with a reception hall, living room, dining kitchen, inner lobby, and separate WC on the ground floor. The first-floor features three bedrooms and a family bathroom. Outside, you'll find a gravel driveway providing off-road parking, bordered by a low wooden fence. The front garden is complemented by mature trees, while the rear garden boasts a good size lawn fully enclosed by a wooden fence, ensuring privacy. Additional features include outdoor lighting, a tap, and a side gate leading to the back garden. With excellent local amenities to include schools, doctors, dentist and shops. Contract Agents for a viewing. •
- 3-bedroom semi-detached house - Hallway / Living Room / Dining Kitchen - Inner Lobby / WC - Landing / Three Bedrooms / Bathroom. Off Road parking - Front and rear garden - Perfect first-time buyer •

Price Region: £170,000

SEMI-DETACHED HOUSE

RECEPTION HALL

Entrance door leading into the hallway with staircase leading off to the first-floor landing and bedrooms. Under stair storage. Radiator.



LIVING ROOM

18' 5" x 9' 0" (5.637m x 2.750m)

Front facing window and rear French door leading to the garden. Laminate floor. Television point. Electric fire with marble inset and hearth. Radiator.



DINING KITCHEN

12' 1" x 11' 6" (3.706m x 3.516m)

Rear facing window. Fitted base and wall units and drawers. Worktop incorporating one and half stainless-steel bowl with mixer taps. Chrome four ring gas hob with extractor fan above and built in oven below. Provision for whitegoods. Tiled floor. Radiator. Pantry with front facing window. Provision for washing machine.



INNER LOBBY

Rear facing entrance door leading to the garden. Radiator. Tiled floor.

WC

Low level WC and hand wash basin. Boiler.

LANDING

Front facing window. Loft access. Eye level storage



BEDROOM 1

12' 2" x 11' 8" (3.721m x 3.580m)

Rear facing window. Built in storage. Radiator.



BEDROOM 2

12' 3" x 11' 9" (3.753m x 3.598m)

Rear facing window. Built in floor to ceiling storage/wardrobes. Radiator.



BEDROOM 3

9' 1" x 7' 9" (2.788m x 2.371m)

Front facing window. Radiator.



BATHROOM

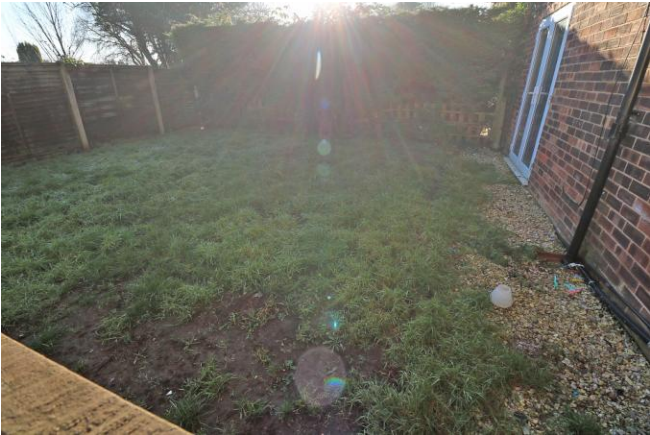
6' 5" x 5' 5" (1.961m x 1.652m)

Side facing window. Low level pedestal hand wash basin and WC. Bath with electric shower over and side screen. Tiled wall. Built in floor to ceiling storage. Radiator.



OUTSIDE

To the front of the property, there is a gravel driveway providing off-road parking, complemented by a low wooden fence boundary. Behind the mature trees is a lawned area. A side gate leads to the rear garden, where you'll find a spacious lawn, fully enclosed by a wooden fence with additional mature trees offering privacy



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: A

TENURE: Freehold assumed

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