



Crosshill Farm Bungalow, Carrhouse Road, Belton, DN9 1PR

- This bungalow is beautifully presented, offering a wonderful living space in a quiet location in Belton village. It features three bedrooms, an ensuite, family bathroom and a reception hallway. The living room and dining kitchen provide ample room for relaxation and dining, while the utility room adds practical storage space. To the front of the property there is a gravel driveway offering plenty of off-road parking which leads to an attached single garage. The front garden also includes a small lawn, all surrounded by a wooden fence. At the rear there is a delightful patio with a partitioning feature wall leading to a lawned garden with small trees and shrubs. The rear garden is also enclosed by a wooden fence boundary providing a peaceful and private outdoor space. This property is beautifully presented throughout, and viewing is highly recommended. Contact the agents to arrange a viewing! •
- 3bedroom detached bungalow - Reception hallway / Kitchen / Utility room - Living room / 3 bedrooms / Ensuite - Family bathroom - Driveway with ample parking - Single attached garage - Rear Garden with patio – Triple glazed windows throughout (installed Feb 2023) – Security Alarm System •

Offers In The Region: £350,000

Now Reduced To: £332,000

DETACHED BUNGALOW

RECEPTION HALLWAY Entrance door leading into a sizable hallway with built-in storage with double doors. Personal door to garage. Laminate flooring. Down lights. Loft access with dropdown ladder partially boarded with power and lighting. Radiator.



DINING KITCHEN 15' 1" x 10' 8" (4.605m x 3.269m) Double aspect windows. A range of fitted base and wall units to include a glass fronted display cupboard. Worktops incorporating one and half bowl single drainer with mixer taps and tiled splashbacks. Induction hob with extractor fan above. Dishwasher and built in oven and separate grill. Downlights. Radiator.



UTILITY ROOM 10' 11" x 5' 5" (3.328m x 1.667m) Side entrance door. Fitted base cupboards with worktop incorporating single stainless-steel drainer with mixer taps. Tiled splashbacks. Provision for all whitegoods. Radiator.

LIVING ROOM 16' 3" x 12' 0" (4.963m x 3.664m) Front facing bay window with open views. Additional side facing window. Focal point fireplace with cream marble inset and hearth. Television point. Downlights. Radiator.



BEDROOM 1 13' 8" x 12' 0" (4.179m x 3.664m) Rear facing double glazed sliding patio door (installed Feb 2023) opening onto the garden. Fitted wardrobe. Down lights. Radiator.



ENSUITE 8' 8" x 5' 7" (2.649m x 1.722m) Side facing window. Vanity sink unit with cupboards and drawers under and display top. Vanity WC unit. Walk-in shower with hand and rain shower heads. Fully tiled walls. Downlights. Heated towel radiator. LED lights.



BEDROOM 2 12' 0" x 10' 6" (3.664m x 3.220m) Side facing window. Television point. Radiator.



BEDROOM 3 12' 0" x 8' 8" (3.664m x 2.656m) Side facing window. Radiator.



BATHROOM 10' 2" x 7' 4" (3.109m x 2.239m) Side facing window. Low level WC and floating vanity hand basin unit with drawers under. Bath with hand and rain shower over with side screen. Fully tiled walls. Downlights. Heated towel rail.



ATTACHED GARAGE 18' 8" x 9' 9" (5.707m x 2.990m) Electric automatic roller door with built in alarm. Oil Combi Boiler. With lighting and power.

OUTSIDE To the front of the property there is a gravel driveway offering plenty of off-road parking which leads to an attached single garage with open views across fields. At the rear there is a delightful patio with a partitioning feature wall leading to a lawned garden with small trees and shrubs. The garden is enclosed by a side wooden fence and rustic brick wall for the rear boundary providing a peaceful and private outdoor space. Oil tank in the rear garden. Gate access down both sides of the property. Security lights to the front and rear. Outside tap.



Open views.



FLOOR PLAN TO GO HERE

SERVICES: Mains water, electricity, drainage and oil.

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: D

TENURE: Freehold assumed

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