



### **10 Hilton Close, Belton, DN9 1 TJ**

● Charming 3-Bedroom Detached Family Home in Sought-After Belton Village this delightful three-bedroom detached house offers the perfect blend of comfortable family living and convenient access to local amenities. Belton is well-regarded for its community feel & boasts excellent facilities including local schools, a doctors' surgery, dental practice & village shop as well as superb motorway links. The property features an entrance lobby, living room, dining room & kitchen. Upstairs you will find 3 bedrooms & family bathroom. Outside the home benefits from an open-plan front garden with lawn & a private driveway that leads to a detached single garage. The rear garden has a mix of patio areas & pathways, along with raised brick flower beds to two sides of the lawn. The garden is fully enclosed with a wooden fence. This well-maintained home is ideal for growing families. Viewing is highly recommended to truly appreciate what is on offer. Contact the agents today to arrange a viewing! ●

● 3-bedroom detached house - Entrance hall / Living room - Dining room / Kitchen - 3 bedrooms and family bathroom - brilliant family home - Front and rear garden - Single garage

**Price Region: £249,995**



**DETACHED HOUSE**

**ENTRANCE LOBBY** Upvc door with window. Laminate flooring. Staircase leading to the first-floor landing and bedrooms. Radiator.



**LIVING ROOM 15' 4" x 13' 8" (4.677m x 4.172m)** Rear facing patio doors leading to the garden. Built-in cupboard. Television point. Radiator. Laminate flooring.



Open plan archway leading into: -



**DINING ROOM 9' 8" x 9' 2" (2.956m x 2.810m)** Front facing bay window with window seat. Laminate flooring. Radiator.



**KITCHEN 8' 8" x 8' 6" (2.649m x 2.598m)** Rear facing window and entrance door to the garden. Fitted base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer sink with mixer tap and tiled splashbacks. Induction hob with chrome extractor fan above and built in oven below. Provision for whitegoods. Tiled floor.



**LANDING**

Front facing window.



**BEDROOM 1 15' 3" x 9' 10" (4.665m x 3.007m)** Rear facing window. Television point. Radiator.



**BEDROOM 2 9' 10" x 8' 11" (3.016m x 2.720m)** Rear facing window. Radiator. Loft access.



**BATHROOM 6' 0" x 5' 5" (1.849m x 1.667m)** Side facing window. Vanity sink unit with cupboards and display top incorporating WC. Bath with shower over. Tied walls. Heated towel rail.

**OUTSIDE** To the front of the property there is an open lawned front garden and driveway that leads down the side of the property to a single detached garage. To the rear of the property there is interesting patio areas and pathways. There is a raised brick flower borders to two sides of the lawned garden. The garden is surrounded by a wooden fence boundary. Outside lighting and tap



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

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: C

**TENURE:** Freehold assumed

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