35 Sandtoft Road,

Belton, DN9 1PH

● 5-Bedroom Dormer Style Detached Home with Impressive Kennel Facilities. This unique property presents a rare opportunity for those seeking a versatile home complete with an established dog kennel set-up fully equipped with power, water, dedicated kitchen area & individual runs. Kennel facility being used for personal use - however commercial could be an option with the relevant planning permission from the local authority. Briefly comprising reception hallway, living room, dining kitchen, utility room, bathroom, 3 bedrooms & conservatory. First floor with 2 further bedrooms, ensuite & walk-in dressing room. Outside the property includes a small front lawn & stone driveway offering ample parking for several vehicles. Secure double gates provide access to further parking areas & impressive kennel facilities. Beyond this lies a large garden plot surrounded by mature trees, hedges & wooden fencing. The total plot size is approximately 2 acres Ideally located close to local amenities & motorway networks. Viewing highly recommended! This property offers enormous potential & must be viewed to be appreciated. ●

● 5-bedroom detached dormer house - Dog kennel facility with own kitchen and runs - Reception hall / Living room / Dining kitchen - Utility / Bathroom / 3 bedrooms / Conservatory - First floor 2 bedrooms / ensuite / Walk in dressing room - Ample off-road parking at front & rear - Set on approx. 2 acres of land ●

WAS: £525,000 **REDUCED TO £475,000**

RECEPTION HALL Side entrance door and side L shaped screen. Tiled floor in hallway. Radiators.

LIVING ROOM 14' 2" x 13' 8" (4.331m x 4.177m) Double aspect windows. Brick fireplace surround and beamed mantel with living flame gas stove. Television point. Ornamental ceiling beam. Laminate floor. Radiator.

DINING KITCHEN 22' 7" x 14' 10" (6.890m x 4.545m) Side facing window. A range of fitted cream high gloss base and wall units with drawers and larder storage. Worktop incorporating single bowl drainer with mixer taps and tiled splashbacks. Chrome 7 gas ring Range with double oven and extra fan above. Built in microwave. Central Island with drawers and wine rack. Television point. Staircase leading to first floor landing.

UTILITY ROOM 10' 10" x 9' 8" (3.324m x 2.962m) Side facing window and door. A range of high gloss fitted base and wall units with drawers. Worktop incorporating stainless steel single bowl sink with mixer tap. Half tiled walls and tiled floor. Provision for washing machine.

BATHROOM 8' 10" x 7' 8" (2.697m x 2.345m) Side facing window. Low level pedestal hand wash basin and WC. Bath with hand shower over. Tiled shower cubicle. Tiled walls and floor, Radiator. Radiator.

BEDROOM 1 12' 10" x 8' 11" (3.930m x 2.724m) Side facing window. Radiator.

BEDROOM 2 9' 7" x 9' 1" (2.940m x 2.786m) Side facing window. Built-in storage/wardrobe. Radiator.

BEDROOM 3 9' 0" x 8' 0" (2.753m x 2.452m) Side facing window. Built-in storage/wardrobe. Radiator.

CONSERVATORY 13' 6" x 11' 4" (4.136m x 3.471m) Rear facing sliding doors and glass side screens into the conservatory. Rear French doors leading to the garden. Tiled floor. Power points.

FIRST FLOOR

BEDROOM 4 14' 2" x 13' 1" (4.322m x 3.997m) Rear facing window. Radiator.

BEDROOM 5 19' 11" x 9' 5" (6.094m x 2.883m) Velux windows. Television point. Radiator.

ENSUITE Velux window. WC and vanity sink unit with drawer and display top. Bath with hand shower over. Radiator.

WALK-IN DRESSING ROOM 14' 6" x 9' 2" (4.443m x 2.815m) Under eaves storage. Radiator

OUTSIDE Outside the property includes a small front lawn and a stone driveway offering ample parking for several vehicles. Secure double gates provide access to further parking areas and the impressive kennel facilities. Beyond this lies a large garden plot, surrounded by mature trees, hedges and wooden fencing. The total plot size is approximately 2 acres. There is also an outbuilding which is currently being used as a gym

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: E

TENURE: Freehold assumed

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