





Woodhouse Road,  
Belton,  
DN9 1QQ

£260,000

4 2 4 E

**PROJECT OPPORTUNITY! NO CHAIN!**  
Hunters are delighted to offer to the market this substantial farmhouse with viewing being essential to appreciate the accommodation and scope the property has to offer. The property would benefit from a program of modernisation.





## DESCRIPTION

The farmhouse offers living accommodation with four Reception Rooms, Kitchen, Utility, downstairs Shower Room and Conservatory, whilst to the first floor are four Bedrooms and family Bathroom. Outside are gardens to the front and rear with off street parking to the front.

Belton is a popular village situated in the Isle of Axholme area of North Lincolnshire and lies on the A161 road giving easy access to the motorway network via the M180. The village has a primary school, village shop with post office, take aways and two public houses.

## ACCOMMODATION

The property is accessed via a white UPVC door with ornate panelling which leads into:

### ENTRANCE HALLWAY 5'10" x 16'1"

Providing access to the stairs leading to first floor accommodation and four reception rooms, radiator.

### RECEPTION ONE/SITTING ROOM 13'1" x 17'1" into bay window

Feature fireplace with wood surround. ornate inlay and tiled hearth, TV point, wall lights, bay window to the front elevation and radiator.

### RECEPTION TWO/LOUNGE 12'0" x 17'1" into bay window

Feature fireplace with wood surround, ornate inlays and tiled hearth, bay window to the front elevation, radiator and further door leading into Conservatory.

### RECEPTION THREE/DINING ROOM 12'2" x 10'9"

Wooden beam to ceiling, shelving and wall lights, white uPVC door with glass panels to rear exit window to rear elevation, radiator, further door leading into the Kitchen.

### RECEPTION FOUR/OFFICE 10'4" x 10'10"

Telephone points, shelving, radiator and window to the rear elevation.

### CONSERVATORY 17'11" x 16'8"

Double doors opening up to the front garden, TV point, shelving, two radiators and double doors leading into:

### KITCHEN 14'7" x 10'7"

Kitchen comprising wall and base units in wood finish, space for a range cooker and dishwasher, one and a half polycarbonate sink with mixer tap and tiled splashback, window to the rear elevation, tiled flooring and door leading to the integral Garage and Utility room.

### INTEGRAL GARAGE 13'1" x 16'2"

With up and over door, power, lighting, shelving and roof storage.

### UTILITY AREA 13'0" x 6'6"

Base unit with end cupboard, stainless steel sink with mixer tap, coat hanger, tiled flooring, window to the rear elevation, UPVC door to the rear and further door into:

## DOWNSTAIRS SHOWER ROOM

Suite comprising built-in shower unit, low level flush w.c. and wall sink with mirror over, light/shaver socket, window to the rear elevation and radiator.

## FIRST FLOOR LANDING 5'9" x 10'11"

Split level and providing access to the bedrooms, bathroom and arched window to the rear elevation.

### BEDROOM ONE 10'1" x 11'11"

Built in wardrobes, window to the front elevation and radiator.

### BEDROOM TWO 9'2" x 12'5"

Built in wardrobes and units surrounding, two wall lights, window to the front elevation and radiator.

### BEDROOM THREE 8'3" x 10'11"

Built-in wardrobes and window to the rear elevation, radiator.

### BEDROOM FOUR 5'3" x 8'1"

Sliding door, built in wardrobe, window to the front elevation and radiator.

## FAMILY BATHROOM

Five piece matching suite comprising bath in raised unit, separate shower, his and hers pedestal sinks, low level flush wc, bidet, built in cupboards, windows to the rear and side elevation, radiator.

## EXTERNALLY

The front of the property is laid to lawn with mature borders and trees, block paved drive allows off street parking for several vehicles whilst the rear has a lawned area behind the wall. Side access leads from front to rear of property.

## COUNCIL TAX

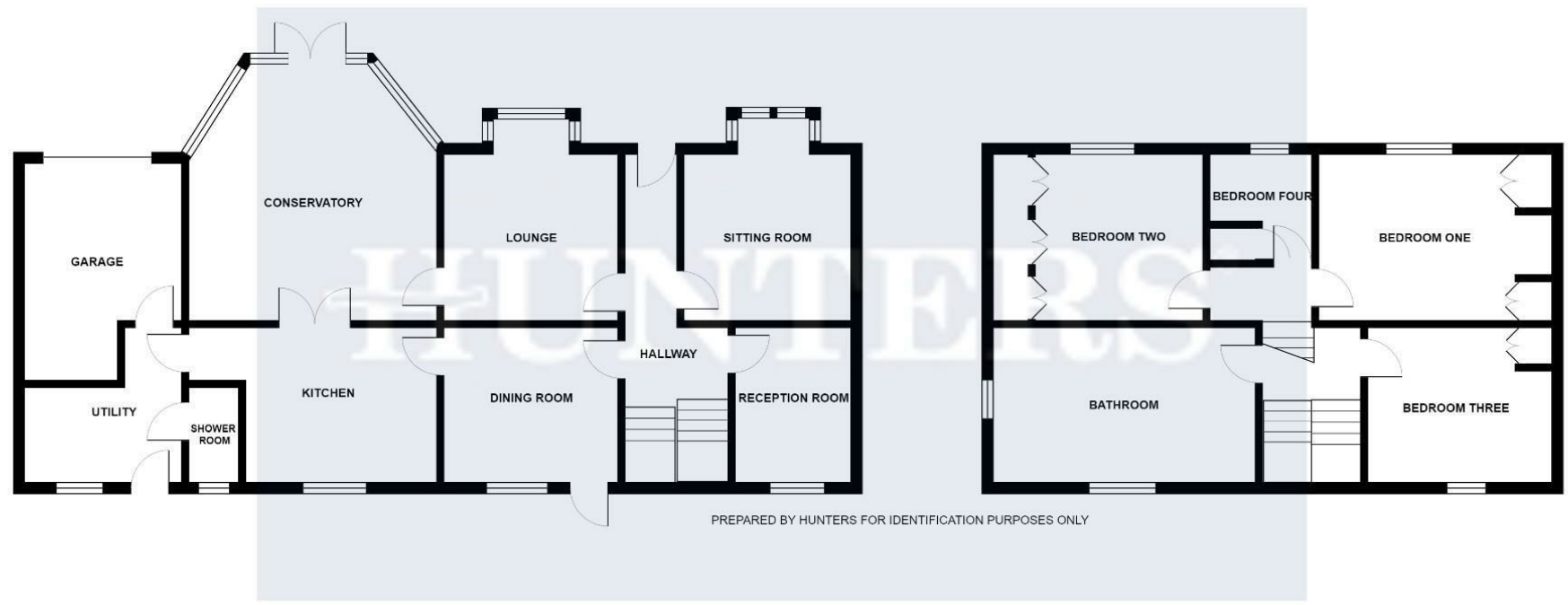
Through enquiry of the North Lincolnshire Council we have been advised that the property is in Rating Band 'D'

## TENURE - FREEHOLD

## AGENTS NOTE

The Land Registry Title with regards to the property will be amended at the point of sale. For further information please speak to the Agent.

Tenure: Freehold  
Council Tax Band: D



- PROJECT OPPORTUNITY
- FOUR RECEPTIONS
- FOUR BEDROOMS
- DOWNSTAIRS SHOWER ROOM & FAMILY BATHROOM
- KITCHEN & UTILITY AREA
- CONSERVATORY
- VIEWING RECOMMENDED
- NO CHAIN
- DETACHED FARM HOUSE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.