

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 5 Taylor Close, Belton, DN9 1TD

- Medium size detached 3 Bed En-Suite Bungalow • Quiet cul-de-sac village setting • NEWLY REMODELED and REFRESHED • Fully fitted designer Kitchen • 2 Bath/Shower Rooms •
- Extensive secure parking and Garage • Mature Garden • Gas central heating • PVC double glazing •



**£293,950 NO CHAIN**



**Belton** (population 2,968) is an ideal commuter village only 1 mile south from M180 J2 and 1 mile north from the fashionable historic small country town of Epworth. Doncaster 14 miles, Scunthorpe 10 miles, Crowle Station 2 miles. Belton offers primary school, pre-school, nursery, church, shops, post office, hot food outlets, 2 country inns, community facilities, public hall, recreation field and surrounding countryside for walks and riding.

Accommodation (room sizes approx. only)

**RECEPTION HALL** with radiator, downlights, front door and feature arch top full height obscure glazed window.

**Inner HALL** with all rooms opening off, downlights, walk in linen and store cupboard and white panel doors off.

**LOUNGE** (4.5m x 3.5m) windows to 3 aspects including bay and french doors to garden, tv provision and radiator.

**KITCHEN DINER** (4.5m x 3m) newly restyled with BC super vinyl flooring to complement “designer” units in contrasting 2 tone grey with colour co-ordinated sink and mixer tap, veined marble effect extensive counter, fully fitted dishwasher, fridge, freezer, eye level oven, ceramic hob, angled extractor, under cabinet lights, tiled upstands and lots of cupboard and drawer storage. Feature radiator, multi down lights and double aspect windows including patio doors to terrace.

**Family SHOWER ROOM** totally restyled with contrasting tiling, large shower cubicle, toilet, wash basin in vanity unit, mixer tap, down lights, fan and large towel radiator.

**BEDROOM 1 and ENSUITE** (3.7m x 3.2m) garden outlook and radiator, newly totally restyled. **EN-SUITE/SHOWER ROOM** off (to match main Shower Room) with contrasting tiled finishes, bath with shower over (complete with screen), vanity unit, toilet, towel radiator, down lights, fan, etc.

**Double BEDROOM 2** (3.7m x 3.2m) with radiator.

**Large BEDROOM 3** (3.1m x 3m) with radiator.

## OUTSIDE

In a small select cul-de-sac of mostly bungalows, numerous parking options, 2 driveways, detached brick/tiled single **GARAGE** with personal door, **COURTYARD** with double gated access to even more secure parking. Outside lights and water tap. Wrap round established with lawn, stocked borders and south facing sun terraces.

**SERVICES (not tested)** All mains services  
Gas central heating to radiators

**LOCAL AUTHORITY** North Lincolnshire Council

**COUNCIL TAX** Band ‘C’ (on-line enquiry)

**TENURE** Freehold.

**VIEWING** Strictly by prior appointment through  
Grice & Hunter  
01427 873684

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



5, Taylor Close, Belton, DN9 1TD



Total Area: 84.2 m<sup>2</sup>

All measurements are approximate and for display purposes only. © The Square Space M2  
www.thesquarespacem2.com

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