

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



7 Church Farm, Belton, DN9 1PA

- 2 double bedroomed Courtyard Mews Cottage • Charming beamed accommodation • Double glazing • Economy 7 heating • Car parking •



£124,950 NO CHAIN



Belton is an ideal commuter village with good local amenities and located on the A161 1 mile south of M180 junction 2 and 1 mile north of the fashionable small country town of Epworth. Facilities include lovely parish church, country inns, hot food outlets, recreation field with new Community Hall, bowling club, mini market/post office, doctors' surgery, etc

ACCOMMODATION

Ground floor

RECEPTION HALL with stable door entrance, and terracotta flooring extending to:-

DINING KITCHEN (about 4.8m x 3.3m) of "cottage" character with radiator, base and eye level units, 1 ½ bowl sink, cooker, auto washer, fridge and canopied fan.

SITTING ROOM (about 4.8m x 3.2m) with double glazed front outlook towards All Saint's Church, mantled surround to tiled fireplace and electric coal effect fire, radiator and tv point.

Staircase to first floor

LANDING with exposed beam, sneck doors, cylinder cupboard and radiator.

BATHROOM (about 2.2m x 1.8m) with terracotta tile floor, tiled decor, bath and electric shower over, wash basin and low flush toilet, extractor fan, heater, etc.

BEDROOM 1 (about 3m 2.9m minimum) with exposed beam, radiator, full length range of ladies and gents wardrobes and view towards All Saint's Church.

DOUBLE BEDROOM 2 (about 3.7m x 3m) with exposed beam and radiator.

OUTSIDE

Courtyard with designated car parking.

SERVICES

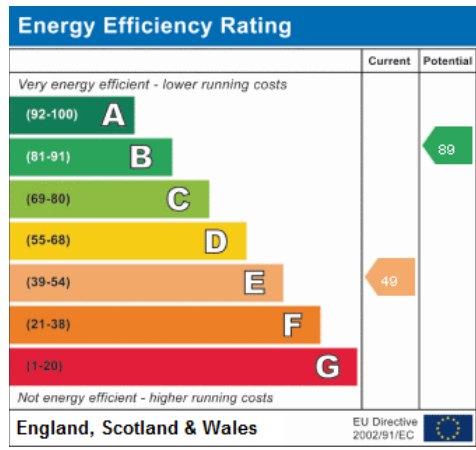
- Mains water, electricity and drainage.
- Economy 7 heating and hot water.

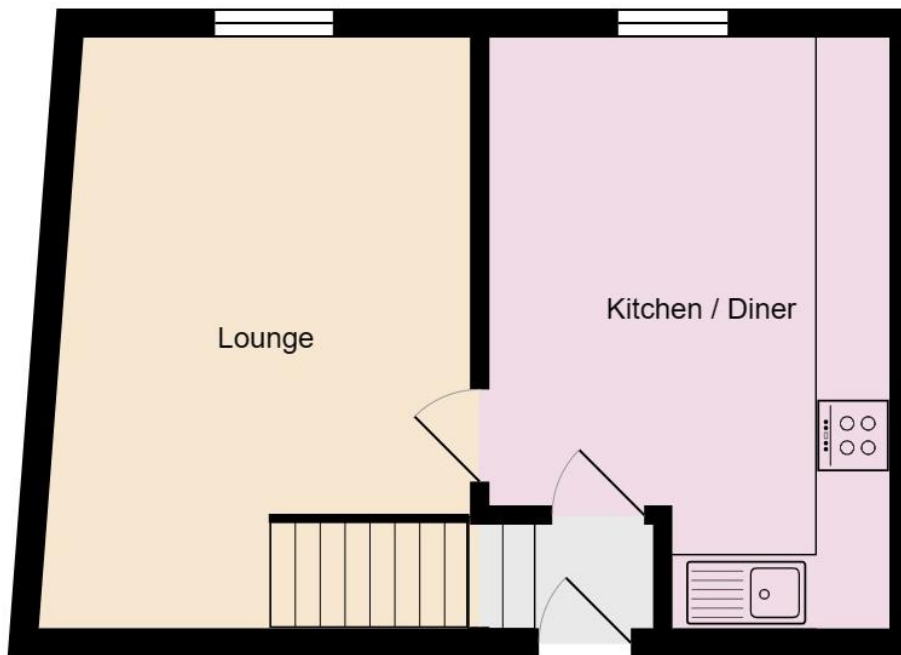
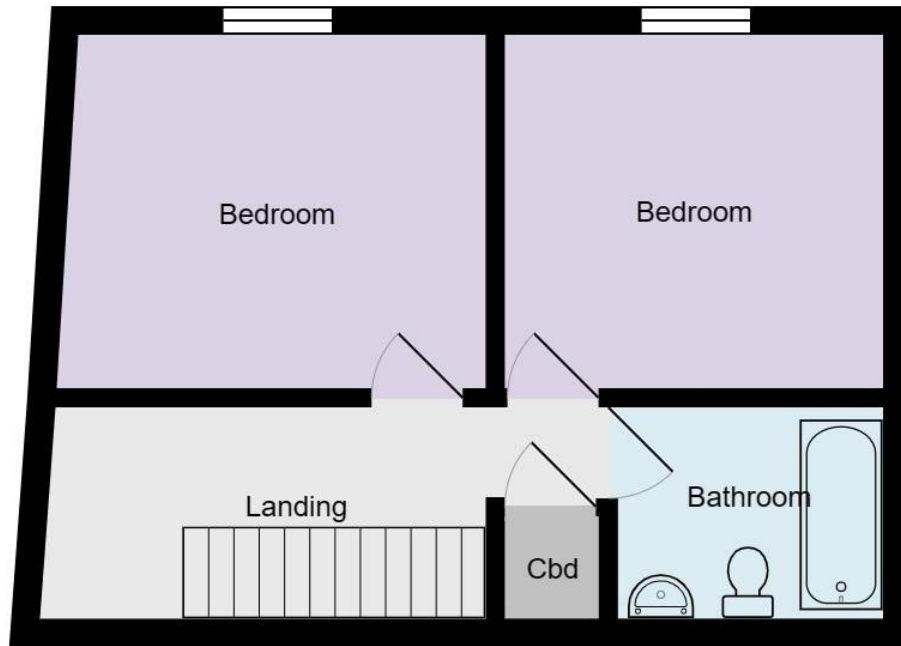
LOCAL AUTHORITY North Lincolnshire Council

COUNCIL TAX Band 'A' (on-line enquiry)

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





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