



18 Jeffrey Lane, Belton, DN9 1LT

- Large 3 BED semi detached family size house
- cul-de-sac setting
- very large plot with extensive parking and garage(s) space
- newly re-styled interior
- superb bath/shower room
- PVC double glazing
- Gas central heating

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 Railway 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.

Short walk to nearby bus stop.

Accommodation (room sizes approx. only)

SPACIOUS HALL stylish front door, side window, radiator, limed oak effect laminate flooring, coving, up lights and stairs leading off (with storage cupboard beneath)

KITCHEN (2m x 5m) with continued 'limed oak' effect flooring, side garden view, 'stable' style back door, wood grain base and eye level units and counter tops, space for cooker, stainless steel sink and hose mixer tap, tiled upstands, breakfast bar, radiator etc.

UTILITY (2m x 1.8m) continued 'limed oak' effect flooring, counter top, slide under provision for appliances, wall cupboard and gas central heating.

DINING ROOM (3m x 3.7m) PVC french doors to garden and paved patio, radiator, wall up lighting, centre light display, de rail and 'limed oak' effect flooring to communicating: -

LOUNGE (3.8m x 3.8m) radiator, chimney breast, front bay window, wall mounted provision for tv, wall up lights and central pendant.

LANDING garden view, spindled balustrade and access to roof space.

Re styled BATH/SHOWER ROOM (2.1m x 1.7m) co-ordinated toiled décor and laminate flooring, white suite comprising oval bath (with rain shower, hand spray and screen) toilet and wash basin in vanity unit with mirror above. Towel radiator, fan and tall matching tower storage, etc.

Front Double BEDROOM 1 (3.9m max x 3.4m) radiator, wardrobe and vanity furnishings, mirror, pelmet lighting and fireplace feature.

Rear Double BEDROOM 2 (3.6m x 3m) with radiator and in-built single wardrobe.

Large BEDROOM 3 (2.4m x 2.9m) with front outlook, radiator and in-built storage.

OUTSIDE

Quiet cul-de-sac setting with driveway and forecourt parking. Gated access to extensive enclosed lawn and patio garden to side and rear. Concrete standing, garage space and shed.

SERVICES (not tested)

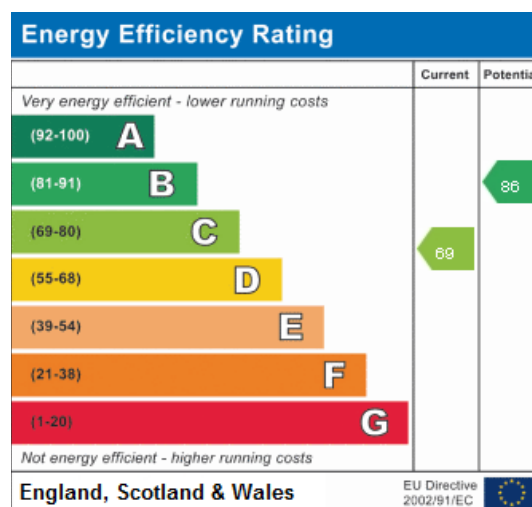
- All mains services
- Gas central heating to radiators.

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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Total Area: 91.5 m²

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

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