

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 17 High Street, Belton, DN9 1LS

- Very spacious 3 Bed detached bungalow of individual layout/design and of quality construction
- Conservatory
- Mature enclosed gardens
- Good off road parking and Garage
- Gas central heating
- PVC double glazing



**£275,000 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

**Impressive RECEPTION HALL** (4.8m x 1.5m) with stylish front entrance and radiator .

**Super LOUNGE** (5.5m x 4.2m) triple aspect windows to front garden, radiator and York stone fireplace feature (with electric 'coal' effect fire) and extending to tv plinth. Open plan access to:-

**DINING ROOM** (3.5m x 2.6m) double aspect windows and radiator.

**KITCHEN DINER** (3.8m x 3.6m) rear garden outlook, radiator and quality base and wall units in medium oak finish incorporating canopied fan, cooker space, 1 ½ bowl sink, etc.

**UTILITY ROOM** (2.8m x 3.6m) with part tiled décor, radiator, cupboard and provision for auto washer, etc.

**LOBBY** with tiled decor and **BOILER ROOM** (1.8m x 0.8m) leading off with central heating boiler.

**CONSERVATORY** (3m x 2.8m) of pitched roof design with garden views, light/fan and vinyl flooring.

**INNER HALL** with access to loft space.

**VANITY ROOM** (2.7m x 0.8m) with ½ tiled décor, wash basin and toilet.

**Walk-in CLOAKS/LINEN** (2.4m x 1.4m) with coat hooks and linen/cylinder cupboard.

**BATH/SHOWER ROOM** (2.4m x 2.4m) with radiator, toilet, wash basin, corner bath and cubicled shower, etc.

**BEDROOM 1** (3.5m x 3.1m min) front outlook, radiator and fully fitted wardrobes.

**BEDROOM 2** (3.3m x 2.6m) rear outlook, radiator and fully fitted wardrobes.

**BEDROOM 3** (3.4m x 2.5m) front outlook and radiator.

## OUTSIDE

Mature surrounding gardens with driveway, parking, turning area and detached **GARAGE** of matching construction.

## SERVICES

- Mains water, electricity and drainage.
- Gas central heating to radiators

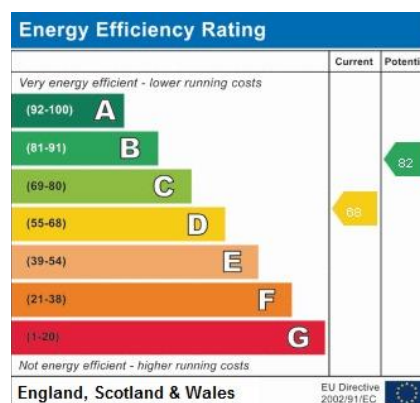
**AGE** built mid 1980's

**LOCAL AUTHORITY** North Lincolnshire Council

**COUNCIL TAX** Band 'D' (on-line enquiry)

**TENURE** Freehold.

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





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