



## Elmsworth, Derrythorpe Road, Beltoft, DN9 1NB

- Individual detached 3 Bed Bungalow • Modern PVC double glazing and fascias •
- Large Garage and extensive parking • Quiet hamlet village setting only 3 miles from Epworth • Gas central heating •

## LOCATION

Beltoft is a quiet residential hamlet village about 1 ½ miles east of the A161 and the well served village of Belton. The small country town of Epworth 3 miles, Doncaster 16 miles and Scunthorpe 8 miles are easily accessible and the M180 junction 2 is just over 2 miles.

**Accommodation** (room sizes approx. only)

## Deep ENTRANCE PORCH

**RECEPTION HALL** stylish PVC front door, radiator (with shelf), wall lights, access to loft space, **Hall Cupboard** (with rail and shelf), **Cylinder/Airing Cupboard**.

**Super combined LOUNGE and DINER** with chimneybreast division, fireplace, plinth, front and side window outlooks (including patio doors) to the lounge section (4.8m x 4.5m), radiator, wall lights and open plan access to Dining Section (4.5m x 2.3m) which has side (south) outlook, radiator, ceiling light and serving hatch to the Kitchen.

**Breakfast KITCHEN** (4m x 2.9m) vinyl floor, side south outlook, plentiful units and counter tops, stainless steel sink, tiled upstands, electric hob, eye level oven, canopied fan, space for fridge, radiator, tv point, etc.

**UTILITY** (2.6m x 2.1m) base units and counter top, stainless steel sink, tiled upstand, provision for washer, full height cupboards, central heating boiler, radiator, vinyl floor, external door, etc.

**SHOWER ROOM** (2.6m x 0.8m) vinyl floor, tiled décor, wc, wash basin, cubicled shower and fan.

**Front BEDROOM 1** (3.4m x 4.1m) fully fitted with wardrobes, top cupboards, vanity unit, mirror and radiator.

**Rear BEDROOM 2** (3m x 3.8m) with radiator.

**Large BEDROOM 3** (2.6m x 2.4m) rear outlook and radiator.

**BATHROOM** (2.6m x 1.6m) part tiled décor, vinyl floor, bath, wc, wash basin, vanity mirror and power point.

## OUTSIDE

Walled frontage with splayed driveway entrance and deep/wide multi vehicle parking in front of detached brick **GARAGE** (3.9m x 7.4m) incorporating **Store**.

All round access, front lawned garden, sheltered paved patio, outside lights, rear enclosed lawned garden, patio, concealed bins area, etc.

## SERVICES (not tested)

All mains services

Gas central heating to radiators

## LOCAL AUTHORITY

North Lincolnshire Council

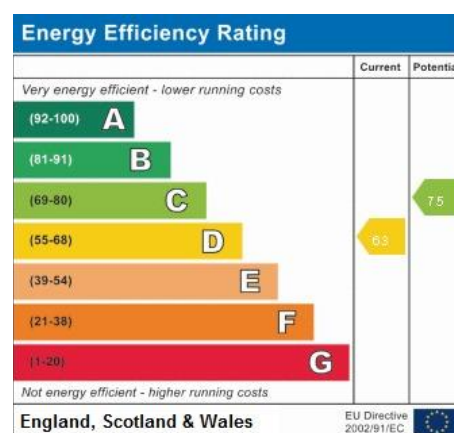
**COUNCIL TAX** Band 'D' (on-line enquiry)

## TENURE

Freehold assumed.

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







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