

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



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 •



£235,000 NO CHAIN



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

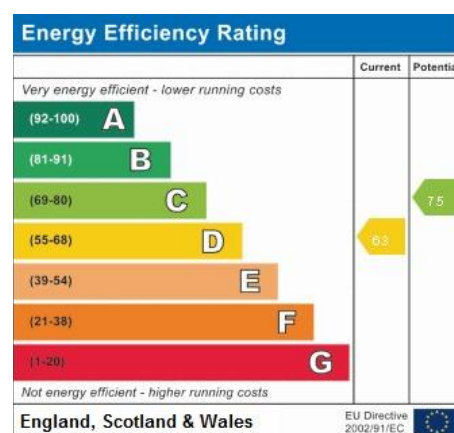
COUNCIL TAX Band 'D' (on-line enquiry)

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

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