

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



3 Taylor Close, Belton, DN9 1TD

- 2 double bedroomed En suite detached Bungalow • Quiet and exclusive cul-de-sac setting • Delightful mature private garden • Extra long Garage and good parking •
- Conservatory • Gas central heating • PVC double glazing •



£250,000



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 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.

Accommodation (room sizes approx. only)

Porched front Entrance with PVC door to: -

RECEPTION HALL with radiator, deep hall cupboard, easy access to roof space and all rooms leading off.

LOUNGE (3.1m x 4.5m) front bay window, radiator, tv provision and mantled surround to tiled fire hearth with living flame gas fire.

KITCHEN DINER (4.3m x 2.8m) tiled floor, plentiful units in white with counters, 1 ½ bowl sink, provision for slide in appliances, radiator, central heating boiler, tiled up stands, patio sliding doors to: -

CONSERVATORY (2.6m x 3.0m) tiled floor, PVC double glazed outlooks and access to gardens.

Front Double BEDROOM and ENSUITE (4.6m x 3.1m) radiator, extensive fitted wardrobes and **SHOWER ROOM** leading off with panelled décor, cubicle shower, wc, wash basin in vanity unit, towel radiator.

Rear Double BEDROOM (3.2m x 2.8m) garden view, radiator, in built range of mirrored wardrobes and dressing table.

OUTSIDE

Pretty frontage to the quiet cul-de-sac and all round secure access to delightful rear very private lawned garden with colourful borders, paved walls, water feature, lean to small greenhouse, seasonal plantings, patio etc.

Driveway parking in front of detached extra long Garage (2.5m x 7.3m) with up/over door, personal door, light and power.

SERVICES (not tested) All mains services

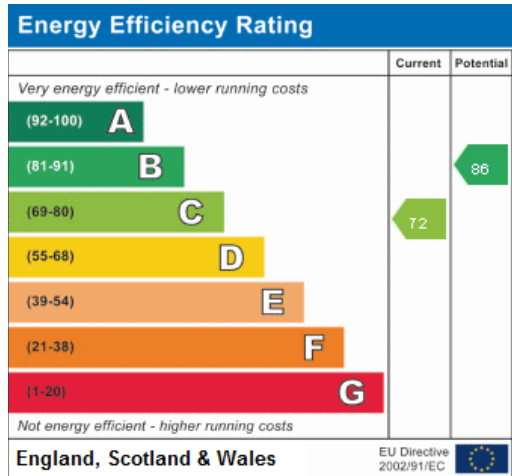
Gas central heating to radiators

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





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