

**GRICE &  
HUNTER**

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Est 1924



## Ilex House, Belshaw Lane, Belton, DN9 1PF

- A superbly appointed 5 Double Bedroom (2 En-suite) Detached House including 2 Reception Rooms, magnificent Dining Kitchen, Orangery extension, Cloakroom, Study and Utility •
- Master bedroom with contemporary En-suite, Bedroom 2 with En-suite, 3 further Double Bedrooms and family Bathroom • Double Garage • Enclosed private Gardens •
- Highly recommended as a prestigious family home •



**£595,000 NO CHAIN**



## Description

Ilex House is an imposing Double fronted detached property built about 20 years ago of timber framed construction with period style rustic facing brick work. The property is presented to a first-class standard throughout and offers well planned and generously proportioned family accommodation boasting the following features.

- Large central Reception Hall.
- Twin aspect Sitting Room with garden views.
- Separate good sized Dining room.
- Sensational Dining Kitchen with island unit.
- Attractive Orangery extension off the Kitchen with access to private rear garden.
- Study, Cloakroom and Utility Room.
- Main Bedroom with updated and impressive En-suite bathroom.
- Bedroom 2 with En-suite shower room
- 3 further Double Bedrooms.
- Family bathroom with 4-piece suite.
- Galleried landing with seating area.
- Attached double garage with play room/hobbies room.
- Pretty established gardens.
- Central heating and double gazing
- Solid wood flooring to many rooms.

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

**RECEPTION HALL** with tiled flooring, spindled stair case off and radiator.

**Ground Floor Inner Hall** with cloaks cupboard and radiator.

**SITTING ROOM** (5.78m x 4.57m) twin aspect room, wooden flooring, substantial brick fire place with multi fuel stove with raised stoned hearth, radiator.

**DINING ROOM** (4.57m x 3.4m) solid wood flooring and radiator.

**DINING KITCHEN** (9.0m x 3.55m average) Extensive base storage cupboards, wall cabinets and island unit having integrated wine cooler, Bosch microwave oven with warming drawer and pop up power point. Extensive granite worktops, 1 ½ bowl sink, integrated Dishwasher, cabinet housing for American fridge freezer with pull out storage, gas/electric quality aga style range cooker, radiator, floor tiling and kick board lighting etc.

**ORANGERY** (4.7m x 3.77m) with electric blinds to windows, access to garden. 2 period style radiators, feature wall and storage cupboard.

**UTILITY ROOM** (2.8m x 2.32m) base and wall storage cupboards, stainless steel sink, plumbing for washer and space for dryer, oil central heating boiler, radiator, tiled flooring, exterior door.

**STUDY** (2.97m x 2.33m) tiled flooring and radiator.

**CLOAK ROOM** with w.c, wash basin, radiator and tiled flooring.

**First Floor GALLERIED LANDING** radiator, solid wood flooring, airing cupboard with radiator. Access to boarded loft space with ladder.

**MASTER BEDROOM** (4.57m x 4.0m) dual aspect with radiator, perfect fit blinds, fitted double wardrobes leading to:- **Excellent quality EN-SUITE** (3.23m x 1.85m) 2 wash basins, w.c, music cabinet with Bluetooth, walk in shower with rain head, free standing roll top bath, fully tiled walls/floor and radiator.

**BEDROOM 2** (3.52m x 3.33m + 2.1m x 1.35m) radiator, solid wood flooring, fitted wardrobes with bed recess and storage over. **EN-SUITE, SHOWER ROOM** (1.85m x 1.95m) fully tiled to wall and floor, wash basin, w/c, shower cubicle, radiator.

**BEDROOM 3** (4.57m x 3.28m) with radiator.

**BEDROOM 4** (4.0m x 3.47m) radiator, solid wood flooring.

**BEDROOM 5** (3.47m x 3.8m) radiator, solid wood flooring.

**FAMILY BATHROOM** (3.0m x 2.37m) fully tiled to wall and floor, w/c, shower cubicle with rain head and panelled bath. Towel radiator.

**OUTSIDE** Mature hedge enclosed front & side garden with gated access to Belshaw Lane and attractive lawn & seating areas. Double width block paved driveway off private access leading to the double brick & tiled **Garage** (5.2m x with electric power, water tap, drainage provision for toilet & staircase to **hobbies/playroom** (4.4m x 4.2m). Private courtyard style garden adjoining the Orangery with artificial turf & additional gated access to front & side of property. Outside lighting etc.

**SERVICES** (not tested)

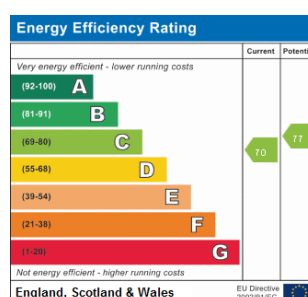
- Mains water, electricity and drainage
- Oil central heating to radiators

**LOCAL AUTHORITY** North Lincolnshire Council

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

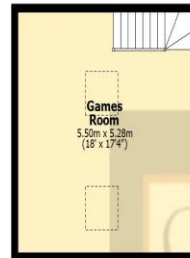
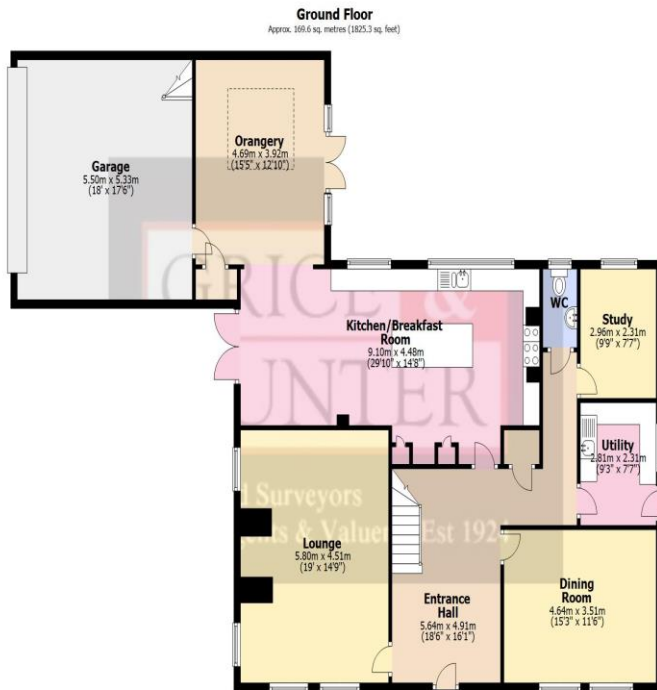
**TENURE** Freehold.

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









Total area: approx. 318.6 sq. metres (3429.6 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanIt.

**Ilex House**

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