

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

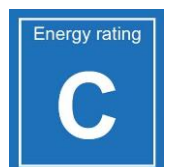


14 Poachers Croft, Churchtown, Belton, DN9 1QU

- Semi detached 2 Bed BUNGALOW in a popular and mature cul-de-sac setting • Easily maintained garden (south facing at the rear) • Well presented throughout • Gas central heating • PVC double glazing • Sun Lounge/Conservatory • Off road driveway parking and space for garage •



£165,000 NO CHAIN



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 Railway 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)

HALL with covered side entrance and radiator.

Rear LOUNGE/DINER (5.3m x 3m) with radiator, tv provision, fireplace and sliding doors access to:-

SUN LOUNGE/CONSERVATORY (3m x 3m) with gardens outlook, radiator, contemporary tiled floor.

Fitted KITCHEN (2.7m x 2.7m) plentiful base and wall units, counter tops, sink, integral oven, hob and canopied fan, slide under provision for washer, fridge, etc, front outlook, vinyl flooring, etc.

Front Double BEDROOM 1 (3.7m x 3m) with radiator and bay window. Access for rood space.

Rear BEDROOM 2 (3.2m x 2.6m) with rear outlook and radiator and incorporating **SHOWER ROOM** with curve-line cubicled shower.

BATHROOM (2m x 1.7m) vinyl flooring, radiator, fan, panelled bath shower over, pedestal wash basin and toilet, etc. Tiled décor and radiator.

OUTSIDE

Easily maintained established front and rear gardens (south facing at the rear) with quiet road frontage (cul-de-sac), brick paved driveway parking and space for garage. Water tap, outside lights, etc.

SERVICES (not tested)

All mains services

Gas fired central heating to radiators.

LOCAL AUTHORITY North
Lincolnshire Council

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

AGE Mid 1980's

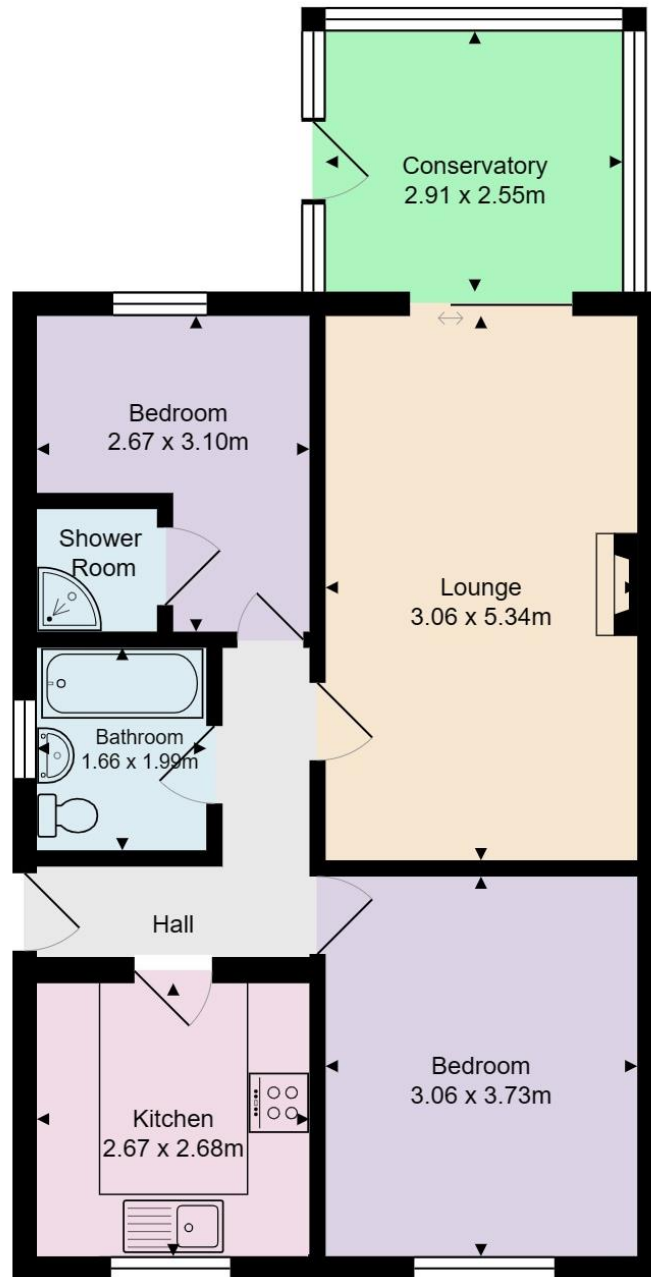
TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter
01427 873684



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Total Area: 61.8 m²

All measurements are approximate and for display purposes only. © The Square Space M2
www.thesquarespacem2.com

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Consumer Protection Regulations

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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