

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 14 Bracon Close, Belton, DN9 1RY

- A 4 Bedroomed (en-suite) Detached House in need of general timely updating • Double Garage •
- Gas Central Heating • PVCu Double Glazing • Double width Driveway •
- Just over a mile from J2 of the M180 •



**£250,000 NO CHAIN**



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

## Ground Floor

### Open Porch

**ENTRANCE HALL** with radiator.

**CLOAK ROOM** with wc, wash basin and radiator.

**LOUNGE** (4.30m x 3.57m) with front facing bay window, radiator and coal effect gas fire.

**DINING ROOM** (2.97m x 2.56m) radiator and rear outlook.

**DINING KITCHEN** (5.16m max x 2.56m max) fitted units with stainless steel sink, integrated oven and 4 ring gas hob, radiator and tiled flooring.

**UTILITY ROOM** (2.0m x 1.54m) radiator, sink unit, plumbing for washing machine, tiled flooring.

**CONSERVATORY** (2.50m x 2.50m) PVCu double glazing and tiled flooring.

## First Floor

### LANDING

**BEDROOM 1** (3.60m x 3.50m) with radiator and built in double wardrobes. **EN-SUITE** (2.0m x 1.70m) w/c, wash basin, shower and radiator.

**BEDROOM 2** (3.60m x 3.43m) with radiator and double fitted wardrobes.

**BEDROOM 3** (2.76m x 1.96m) with radiator and double fitted wardrobes.

**BEDROOM 4** (2.60m x 2.17m) with radiator.

**BATHROOM** (2.00m x 1.70m) with bath, wash basin, wc and radiator.

## OUTSIDE

Lawned garden, side access to front garden.

Attached **DOUBLE GARAGE** with two up and over doors. Section 1 (4.50m x 2.50m) Section 2 (5.10m x 2.40m) including gas central heating boiler.

## SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

## LOCAL AUTHORITY

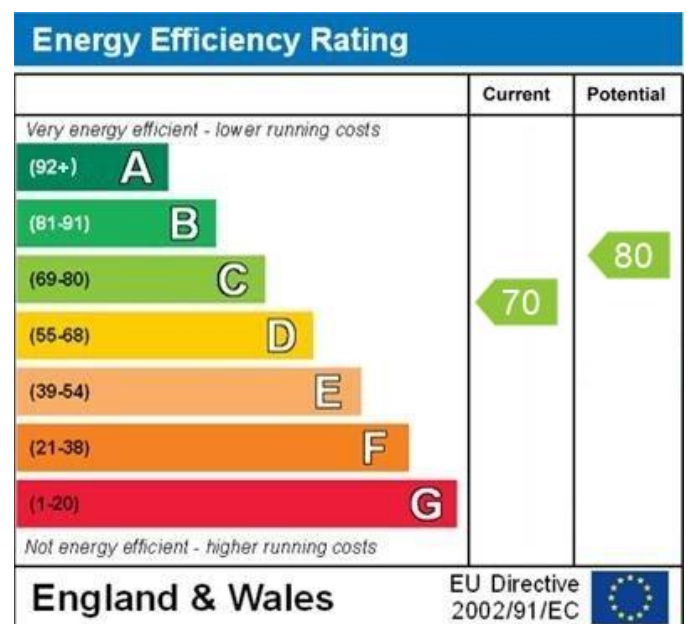
North Lincolnshire Council

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

**TENURE** Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684









Total area: approx. 137.5 sq. metres (1479.9 sq. feet)

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

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