

# Chartered Surveyors Estate Agents & Valuers Est 1924







# 22 Belwood Drive, Belton, DN9 1TA

- An impressive 3 Bedroom (En-Suite) Detached House
   Contemporary Kitchen and Bathroom
   PVCu double glazing
   Gas central heating
   Parking forecourt and Detached brick Garage
  - Private rear garden Attractively appointed •



£ 269,000



A traditional Detached House offering nicely presented accommodation and within an established residential setting which particularly benefits from easy access to the motorway network being only one mile from junction 2 M180. The property comprises:

- Good sized Lounge
- Separate Dining Room
- Modern Kitchen
- Main Bedroom with En-Suite
- 2 Further Bedrooms
- Modern Bathroom with shower
- Detached brick and tiled Garage.

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

# **Ground Floor**

**ENTRANCE HALL** with composite external door, radiator, built in cloaks and tiled effect laminate flooring.

**LOUNGE** (4.7m x 5.0m) front facing bay window, decorative fireplace with modern surround and pebble effect fire, 2 radiators and staircase off.

**DINING ROOM** (2.7m x 2.5m) with PVCu bifold doors to rear garden, radiator and tiled effect laminate flooring.

**KITCHEN** (2.7m x 2.4m) extensively fitted with modern units including base cabinets with granite worktops, 1 ½ bowl stainless steel sink, integrated appliances including double oven, wine fridge, 4 ring induction hob, fridge/freezer and provision for washer. Further storage cupboards, concealed central heating boiler, vertical radiator, side and rear facing windows and tiled effect laminate flooring.

# First Floor

# **LANDING**

**BEDROOM 1** (3.43m x 2.68m) radiator and front facing window.

**EN-SUITE** (1.77m x 1.18m) tiled shower cubicle. Pedestal wash basin, toilet and radiator.

**BEDROOM 2** (2.98m x 2.68m) radiator and rear facing window.

**BEDROOM 3** (3.2m x 2.25m) with storage cupboard, shelving, radiator and front facing window.

**BATHROOM** (1.67m x 1.90m) including bath with plumbed in shower over, cabinet wash basin and toilet. Fully tiled to walls and floor. Towel radiator and extractor fan.

# **OUTSIDE**

Block paved front garden with ample parking space and side driveway to the detached brick and tiled **GARAGE** (5.0m x 2.70m) with PVCu side door to garden. Private enclosed rear garden with large porcelain tiled terrace, easily managed lawn. Lean-to garden store.

# **SERVICES** (not tested)

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

# LOCAL AUTHORITY

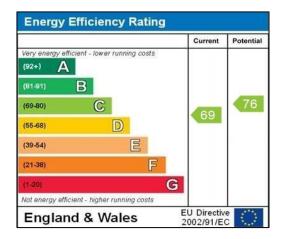
North Lincolnshire Council

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

**TENURE** Freehold.

# **VIEWING**

Strictly by prior appointment through Grice & Hunter 01427 873684



















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