

**GRICE &  
HUNTER**

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 bi-fold 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

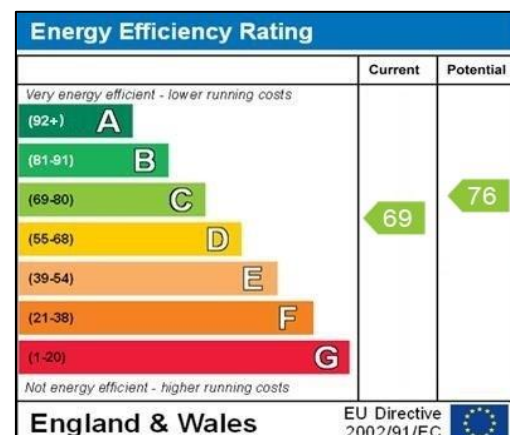
North Lincolnshire Council

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

**TENURE** Freehold.

### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

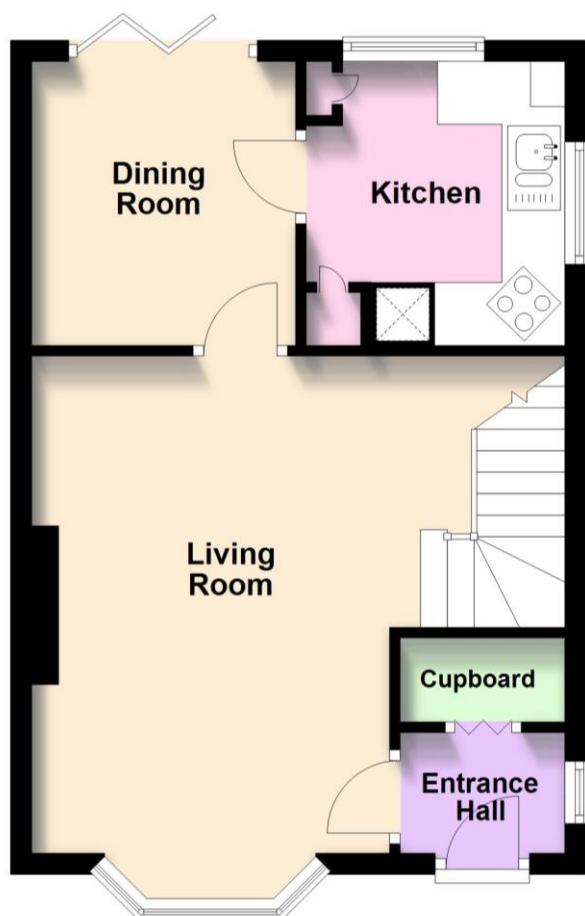






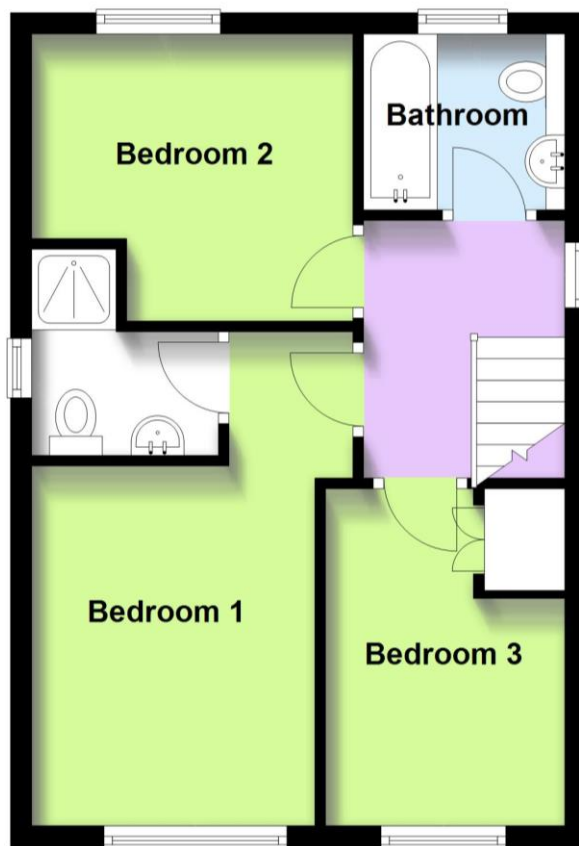
## Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



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