



**The Lodge, 16 Millers Brook,
Belton, DN9 1WA**

• Situated in a popular residential area of Belton this impressive family home offers generous & versatile accommodation. The property benefits from a welcoming reception hallway, living room, dining room/snug & living dining kitchen, utility room & ground floor WC. To the first floor comprises landing, four bedrooms (one with en-suite facilities) & family bathroom.

Occupying a good-sized plot the property enjoys both front & rear gardens. To the front a block-paved driveway provides access to a detached double garage. Double side gates lead through to the rear opening onto a patio area & generous garden. The rear garden is mainly laid to lawn with a pathway leading to an additional decked patio at the far end. The garden is well established with shrubs & trees to the borders all enclosed by wooden fencing & hedging offering a good degree of privacy. **NO UPWARD CHAIN!**. This property must be viewed to fully appreciate what is on offer. Contact agents for a viewing. •

• 4-bedroom detached house - Beautifully presented throughout - Ensuite facilities - Good size family home - Excellent local amenities and motorway networks - Double garage and off-road parking - Two rear patio areas •

Price Region: £485,000

DETACHED HOUSE

RECEPTION HALL Arched entrance door leading into the hallway with tiled floor. Staircase leading to the first-floor landing and bedrooms. Under stair storage. Radiator. Double doors leading into:-



LIVING ROOM 22' 7" x 14' 7" (6.907m x 4.466m) Rear facing French doors in bay and side windows overlooking garden. Brick inglenook fireplace with beam mantel and stone hearth and wooden log burner. Television points. Ceiling spotlights. Radiator.



DINING ROOM / SNUG 13' 1" x 13' 0" (4.012m x 3.979m) Front and side facing windows. Laminate flooring. Television point. Radiators.



LIVING DINING KITCHEN 29' 10" x 12' 5" (9.105m x 3.808m) Double aspect windows and two sets of French doors leading to an enclosed south facing patio area. A range of fitted base and wall units with worktops incorporating Belfast double bowl sink unit with mixer taps. Pan drawers and dishwasher. Full size fridge and separate freezer. 5 gas ring double oven range with tiles and extractor fan. Central Island with display top and cupboards with drawer and microwave. Television points and wine rack. Downlights. Tiled floor. Radiator.



UTILITY ROOM 9' 1" x 5' 8" (2.775m x 1.742m) Rear facing window and side entrance door. Wall mounted cupboard. Belfast sink with mixer tap. Tiled splash backs and work top with cupboard under and space for whitegoods. Loft access. Built in storage cupboard. Tiled floor. Radiator.

WC Front facing window. WC and vanity sink with tiled splash back. Tiled floor. Heated towel rail.

LANDING Side facing windows and built in storage. Radiator. Access to a good-sized loft with pull down ladders.

BEDROOM 1 18' 0" x 14' 10" (5.487m x 4.522m) Rear facing window with open views. Fitted wardrobes with matching high-level drawers with display top and cupboard. Television point. Radiator.



ENSUITE Side facing window. WC and floating vanity sink with tiled splash back and mirrored fitted bathroom cabinet. Tiled shower cubicle with rain and hand shower. Tiled walls. Heated towel rail. Downlights.



BEDROOM 2 13' 1" x 13' 0" (3.999m x 3.974m) Front facing window. Television point. Radiator.

BEDROOM 3 13' 2" x 12' 4" (4.020m x 3.782m) Rear facing window with views. Television point. Radiator.

BEDROOM 4 14' 0" x 9' 1" (4.273m x 2.769m) Front facing windows. Television point. Radiator.

BATHROOM 9' 2" x 8' 8" (2.806m x 2.647m) Side facing window. Floating twin vanity sink with drawers under. Floor cabinet to both sides and mirror cupboards above. WC and P-shaped bath and hand shower over with side screen. Tiled floor and walls. Ceiling spotlights. Heated towel rail.



OUTSIDE To the front, a block-paved driveway provides access to a detached double garage. Double side gates lead through to the rear opening onto a patio area and generous garden. The rear garden is mainly laid to lawn with a pathway leading to an additional decked patio at the far end. The garden is well established with shrubs and trees to the borders all enclosed by wooden fencing and hedging offering a good degree of privacy. Outside lighting and tap



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: E

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236