



**11 Jeffrey Lane,
Belton, DN9 1LU**

• A 4-bedroom semi-detached detached family home situated in the heart of Belton, offering excellent motorway access and a wide range of local amenities close by. Occupying a good size plot, the property benefits from ample parking on the brick block paved driveway. Wooden gates at the side give access to the rear garden with patio and single detached garage. The accommodation briefly comprises entrance lobby, living room, bathroom, snug, kitchen, sun/dining room, utility/storage room and cloakroom. To the first floor there landing has four bedrooms one with ensuite facilities. Further benefits include uPVC double glazing and gas-fired central heating throughout. The property is in need of sympathetic modernisation but offers a wonderful opportunity for a good size family home. Contact the agents today to arrange your viewing. 📞

• 4 bedroom semi detached house - In need of sympathetic modernisation - Entrance lobby / Living room / Bathroom - Snug / Kitchen / Sun-Dining room / Utility room / WC - First floor with 4 bedrooms 1 ensuite - Driveway with ample off-road parking - Excellent local amenities

Price Region: £225,000

THE PROPERTY

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ENTRANCE LOBBY Front facing window and entrance door. Tiled flooring. Staircase leading to the first-floor landing and bedrooms. Radiator.

LIVING ROOM 14' 11" x 10' 11" (4.550m x 3.334m) Front facing window. Fireplace extending to brick chimney breast with electric fire. Laminate flooring. Radiator



BATHROOM 6' 3" x 5' 1" (1.919m x 1.558m) Double aspect windows. Vanity sink unit and WC. Bath with hand and rain shower over. Partially tiled walls. Heated towel rail. Downlights.



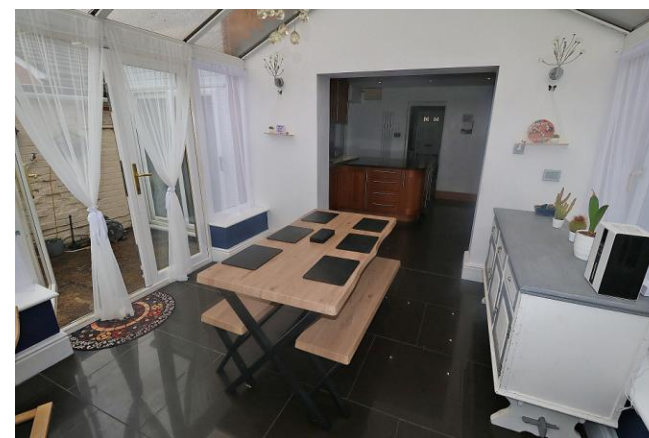
SNUG 11' 6" x 9' 3" (3.515m x 2.840m) Side facing window. Television point. Tiled floor. Radiator.



KITCHEN 11' 7" x 11' 7" (3.538m x 3.531m) A range of fitted base and wall units with drawers and frosted fronted cupboards. Worktop incorporating 2 gas and 3 halogen hob with extractor fan above. Built in two separate ovens, microwave, wine fridge, integral fridge freezer, dishwasher, breakfast bar and one and half bowl sink. Tiled floor. Leading straight through into: -



SUN/DINING ROOM 12' 8" x 10' 9" (3.870m x 3.280m) Brick base with triple aspect windows over looking garden. Side French doors opening onto the patio area. Underfloor heating.



UTILITY / STORAGE ROOM 13' 6" x 12' 3" (4.129m x 3.738m) Rear patio doors. Provision for washing machine. Additional walk-in storage rooms. Laminate flooring.

CLOAKROOM WC

FIRST FLOOR LANDING

BEDROOM 1 12' 3" x 11' 9" (3.735m x 3.590m) Rear facing window. Fitted wardrobe. Television point. Radiator. Loft access.



ENSUITE Vanity sink unit and WC. Shower cubicle. Fully tiled walls and floor. Heated towel rail.



BEDROOM 2 14' 10" x 8' 6" (4.541m x 2.601m) Double aspect windows. Television point. Radiator.

BEDROOM 3 12' 8" x 10' 11" (3.872m x 3.347m) Front facing window. Television point. Radiator. Loft access.

BEDROOM 4 8' 0" x 6' 11" (2.444m x 2.117m) Rear facing window. Television point. Radiator.

OUTSIDE To the front of the property there is a brick block driveway and also a gravelled area offering plenty of parking space with hedged boundary one side and a low wooden fence the other. To the side of the property there is a wooden gates that leads to the rear garden with a single detached sectional garage, patio and lawned garden all surrounded by a wooden fence boundary with established trees and shrubs.

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: A

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough