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 •

Regulated by RICS

£249,950

Energy rating C

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)

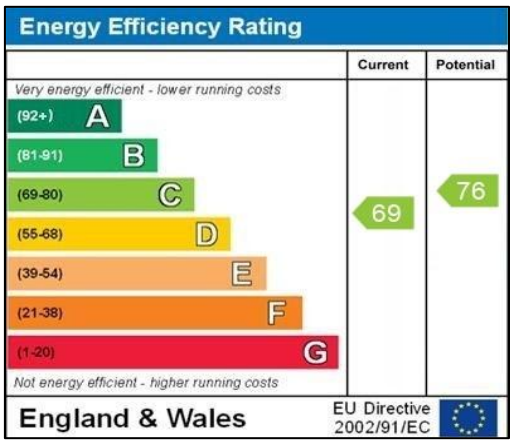
- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY
North Lincolnshire Council

COUNCIL TAX Band ‘C’ (on-line enquiry)

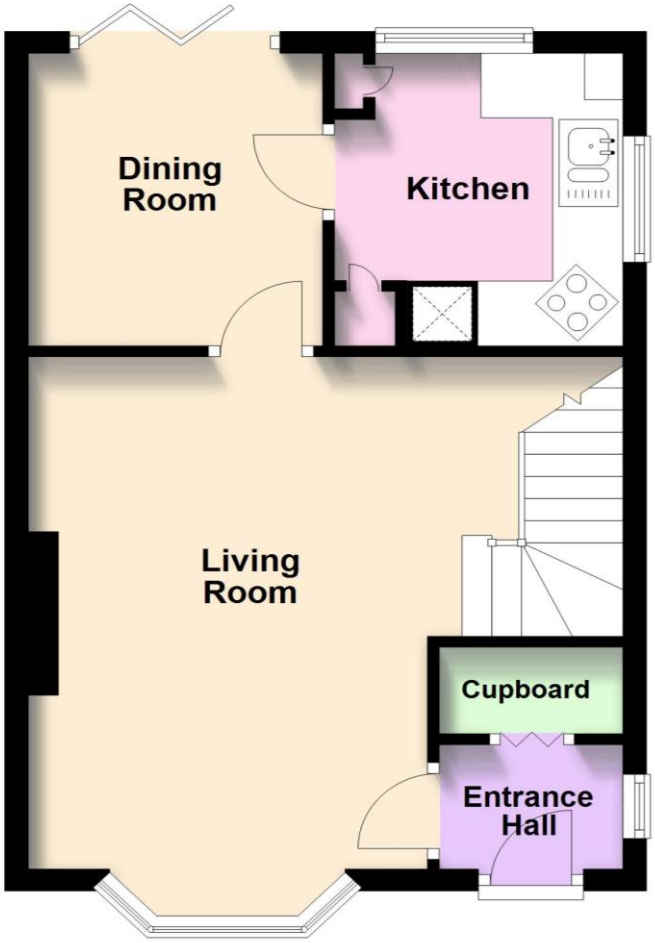
TENURE Freehold.

VIEWING
Strictly by prior appointment through Grice & Hunter 01427 873684



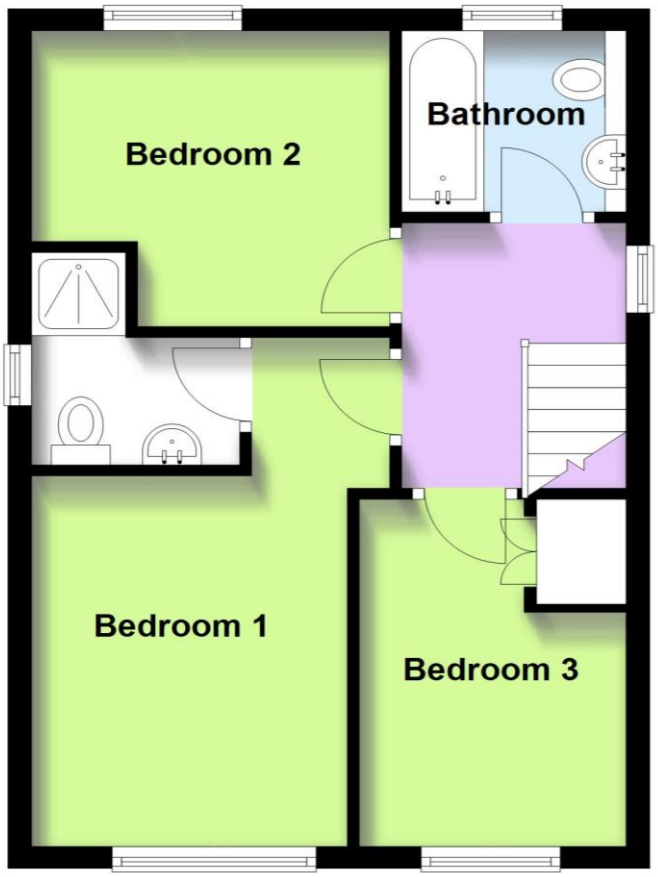
Ground Floor

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



First Floor

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



Total area: approx. 76.0 sq. metres (818.1 sq. feet)

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