



Manilenia Dream, Belton Road,

Beltoft, DN9 1NN

● This beautifully presented 3 bedroom detached bungalow is nestled in the peaceful & sought-after hamlet of Beltoft. With its unique horseshoe-style layout & central paved patio area. The accommodation briefly comprises entrance lobby, reception hallway, lounge, dining room, kitchen, conservatory, inner hallway, 3 bedrooms, en-suite & bathroom. The layout with a central courtyard-style patio area adds a lovely focal point to the home. Outside the property offers a driveway with ample off-road parking that leads to the detached single garage. The front low maintenance gravelled garden & rear gardens are filled with mature trees, shrubs & flowering borders. There are also decked & patio areas. Beltoft is a charming village just a short distance from Epworth which offers a wide range of amenities including shops, dentist, doctors, cafes & restaurants. The M180 motorway is also conveniently close. Viewing comes highly recommended to truly appreciate this unique home. Contact the agents today to arrange your viewing! ●

● 3 bedroom detached bungalow - Lovely hamlet location in Beltoft - Unique property layout with patio areas - To include conservatory and ensuite - Viewing comes highly recommended - Driveway with ample off-road parking - Detached single garage ●

WAS: £375,000

NOW REDEUCED TO £320,000

THE PROPERTY This beautifully presented three-bedroom detached bungalow is nestled in the peaceful and sought-after hamlet of Beltoft. With its unique horseshoe-style layout and a central paved patio area, this property offers both charm and practicality. The accommodation briefly comprises entrance lobby, reception hallway, lounge, dining room, kitchen, conservatory, inner hallway, three bedrooms, en-suite and bathroom. The layout with a central courtyard-style patio area adds a lovely focal point to the home. Outside the property offers a driveway with ample off-road parking that leads to the detached single garage. The front low maintenance garden and rear gardens are filled with mature trees, shrubs and flowering borders. There are also decked and patio areas. Beltoft is a charming village just a short distance from Epworth, which offers a wide range of amenities including shops, a dentist, doctors' surgery, cafes, and restaurants. The M180 motorway is also conveniently close, making it an excellent location for commuters. Viewing is essential to truly appreciate the layout, setting, and character of this unique home. Contact the agents today to arrange your viewing!

ENTRANCE LOBBY Upvc entrance door leading into the entrance lobby. Tiled floor. Personal door leading into: -

L-SHAPED HALLWAY Two side facing bow windows. Built in storage cupboards. Laminate flooring. Radiators.

LOUNGE 22' 1" x 13' 9" (6.745m x 4.20m) Open plan lounge with front facing bow window and rear facing patio doors opening onto the courtyard. Living flame gas fire with tiled hearth and brick fireplace surround. Television point. Radiators. Archway leading into: -





DINING ROOM 17' 8" x 13' 4" (5.405m x 4.081m) Side facing window and front facing patio doors. Steps leading into the dining area. Laminate flooring. Radiators.



KITCHEN 12' 7" x 8' 10" (3.839m x 2.701m) Side facing window. Fitted base, wall and drawer units incorporating a single bowl and drainer sink with mixer taps. Plumbing for washing machine. Bosch electric oven. 4 ring gas hob with extractor above. Work surfaces extending to breakfast bar with splash backs. Built in pantry. Tiled floor. Radiator



INNER LOBBY Rear entrance door. Additional storage cupboard housing the gas fired central heating boiler. Tiled floor.

BEDROOM 1 17' 10" x 11' 4" (5.452m x 3.465m) Front facing window and rear facing French doors leading out into the conservatory. Television point. Radiator.



ENSUITE 11' 4" x 7' 4" (3.476m x 2.243m) Rear facing window. Fitted suite comprising of a raised corner bath with hand shower. Pedestal hand wash basin, WC and bidet. Fully tiled walls and floor. Shaving point and extractor.



CONSERVATORY 11' 1" x 5' 3" (3.403m x 1.615m) Rear facing windows and entrance door leading to the patio area. Tiled floor. Radiator.

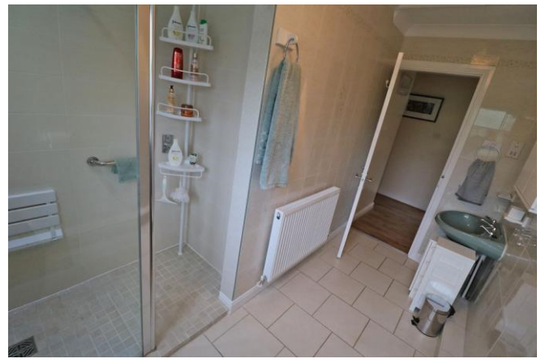
BEDROOM 2 17' 10" x 9' 5" (5.446m x 2.895m) Side and rear facing windows. A range of bult in wardrobes. Television point. Radiator.



BEDROOM 3 12' 10" x 8' 10" (3.912m x 2.712m) Side facing window. Built-in storage. Radiator.



BATHROOM 11' 5" x 7' 3" (3.486m x 2.235m) Rear facing window. Fitted suite comprising walk-in shower cubicle, low level pedestal hand wash basin and WC. Tiled walls and floor. Loft access. Radiator.



OUTSIDE To the front of the property there are double wooden gates that give access to the driveway offering off road parking for several vehicles. This gives access to the single detached garage with power and lighting. The front garden is low maintenance gravel with mature shrubs and pathway. The rear and sides of this property are maintenance free with a range of paved patio areas and mature shrubs, plants, trees and flowers to the borders. The rear garden also benefits from a decked area and is enclosed via a wooden fence boundary. Outside tap and lights.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: D

TENURE: Freehold assumed

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