



1 Poachers Croft, Belton

£190,000 Freehold

A SUPERB SEMI-DETACHED BUNGALOW • NO UPWARD CHAIN • EXTENSIVELY REFURBISHED TO AN EXCELLENT STANDARD • REAR DRIVEWAY & GARAGING • QUALITY FITTED KITCHEN • MODERN WET ROOM • FINE FRONT LIVING ROOM & 2 DOUBLE BEDROOMS • PRIVATE ENCLOSED REAR GARDEN • HIGHLY DESIRABLE LOCATION

Extensively refurbished semi-detached bungalow with 2 double bedrooms, modern kitchen and shower room, private gardens, driveway, detached garage, and uPVC double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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Entrance Hallway

8' 8" x 2' 11" (2.65m x 0.90m)

Side uPVC double glazed entrance door with inset patterned glazing, part tiled flooring, wall to ceiling coving, inset ceiling spotlights and doors to;

Kitchen

8' 10" x 8' 8" (2.70m x 2.65m)

Rear uPVC double glazed window being generously fitted with a quality range of shaker style furniture with brushed aluminium style pull handles with a complementary patterned worktop with tiled splash backs incorporating a single sink unit with drainer to the side and block mixer tap, four ring gas hob with overhead extractor and eye level oven, space and plumbing for an automatic washing machine and upright fridge freezer, concealed Worcester gas fired central heating boiler, tiled flooring and inset ceiling spotlights.



Front Lounge

17' 7" x 10' 1" (5.36m x 3.08m)

Front uPVC double glazed projecting bow window, handsome remote operated electric fire with display shelving and down lighting, wall to ceiling coving and inset ceiling spotlights.





Rear Double Bedroom 1

12' 2" x 10' 1" (3.70m x 3.08m)

Rear uPVC double glazed window, wall to ceiling coving and inset ceiling spotlights.

Front Double Bedroom 2

10' 8" x 8' 9" (3.24m x 2.67m)

Front uPVC double glazed window, wall to ceiling coving and inset ceiling spotlights.

Wet Room

6' 5" x 5' 6" (1.96m x 1.68m)

Side uPVC double glazed window with inset patterned glazing, suite in white comprising a low flush WC, pedestal wash hand basin, wall mounted mains shower with chrome attachments, wet room flooring, fully tiled walls and large chrome towel rail.

Grounds

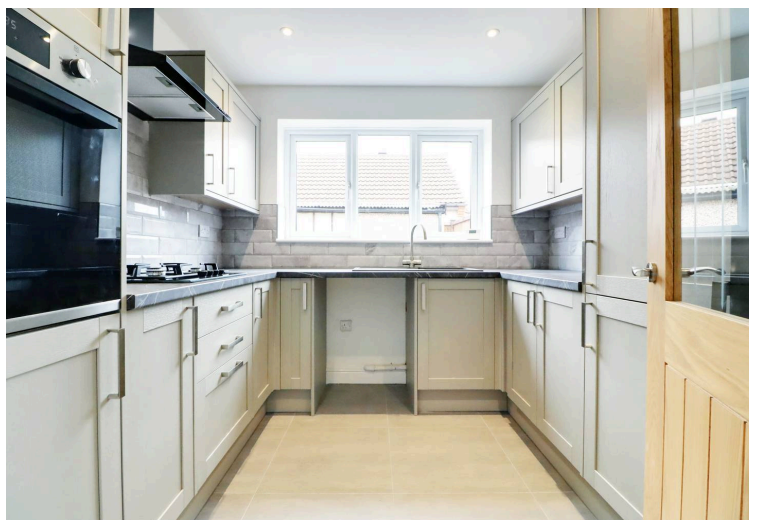
The property occupies a prominent corner plot with front and side lawned gardens with planted borders. The rear garden is fully enclosed with gated access providing a flagged seating area with sleeper raised borders. To the front of the garage there is a driveway providing parking.

Outbuildings

The property benefits from a concrete section detached single garage with internal power and lighting.

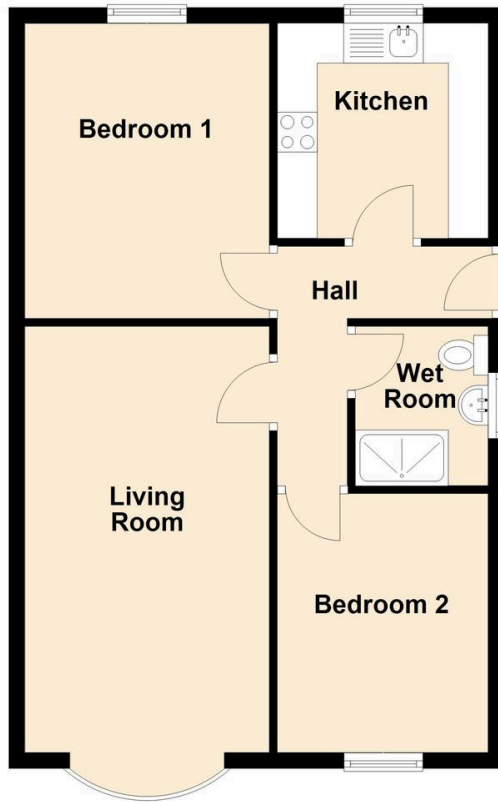






Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



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Total area: approx. 53.6 sq. metres (576.6 sq. feet)

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paul fox
the family estate agents