



Croft Cottage, Green Lane (off Westgate) Belton, DN9 1QD

- Charming period 6 Bed Country House on about 0.8 Acre mature private and enjoyable grounds • 3 Bath/Shower Rooms including En-Suite • Forecourt parking and Double Garage • Hard tennis court • Exciting potential for timely upgrading •

Accommodation (room sizes approx. only)

ENTRANCE VESTIBULE (1.6m x 1.4m) tiled floor, garden outlooks and glazed door to:-

CENTRAL HALL 2 radiators, 1st staircase off, wall lights, 'snek' doors leading off, full height cupboard (2m x 2.4m) cloak hooks and wine cupboard.

SHOWER and VANITY ROOM (2.4m x 2) tile door, vanity unit with integral toilet and wash basin, double size cubicle with electric shower, full height shelved cupboard, down lights and towel radiator, etc.

Main LOUNGE (3.8m x 9.3m) with space for combined Dining user, triple aspect garden views and access to garden, 2 radiators, fireplace, wall and ceiling lights.

Snug LOUNGE (5.2m x 1.9m) 2nd staircase leading off, radiator, garden outlook and wall light.

Breakfast KITCHEN (3.5m x 7m) of authentic beamed character, tiled floor, southerly garden outlook, wall lights, tailored base and wall units, integrated appliances, 1 ½ bowl sink and 2 radiators, etc.

UTILITY ROOM (2.3m x 3.2m) tiled counter tops, base and wall cupboards, sink, slide under provision for appliances, radiator and southerly outlook.

GARDEN ROOM CONSERVATORY (2.7m x 2.4m) tiled floor, radiator, garden outlook and french window to sun terrace.

LOUNGE or DINING ROOM (5.7m x 4.9m max) of beamed charm, 2 radiator, garden outlooks and south facing french windows to garden and sun terrace. "Inglenook" style fireplace with mantle beam, raised and recessed open fire grate.

First Floor

Main LANDING east facing window and snek doors off.

Double BEDROOM 1 (4.8m x 3.8m) north and east facing windows including dormer with window bench seat, fitted wardrobes, radiator and bed head lights.

EN-SUITE (1.8m x 1.7m) toilet, cubicled shower and wash basin in vanity unit, radiator and fan.

Double BEDROOM 2 (3.2m x 3.8m) south and east, garden views and radiator.

BEDROOM 3 (3.5m x 3m) north and west garden views, radiator, in-built ladies and gents double wardrobes.

BEDROOM 4 (3.3m x 2.4m) radiator and southerly garden view.

BATHROOM (3.6m x 1.8m) bath, wash basin and wc, shaver point and radiator, part tiled finishes and boiler cupboard. Accessed from both landings.

2nd LANDING (approached by 2nd turning staircase), window and snek doors off.

Double BEDROOM 5 (3.6m x 3.3m) south facing, radiator, vanity unit, drawers, cupboard.

Double BEDROOM 6 (3.2m x 3.5m) south facing, radiator, fitted vanity/workstation and wardrobes and storage furnishings.

OUTSIDE

Extensive frontage to the quiet Green Lane with driveway to detached brick and tiled **DOUBLE GARAGE** (5.5m x 6m), parking Forecourt in front of the main Entrance, surrounding mature lawned gardens with a variety of ornamental and productive orchard trees, hard Tennis Court, south facing paved terrace, outside lights and water tap. The area of grounds amounts to an estimated 0.8 Acre.

SERVICES (not tested)

All mains services

Gas central heating to radiators

AGE of 19th Century origins with later (1982 and 1991) additions.

LOCAL AUTHORITY

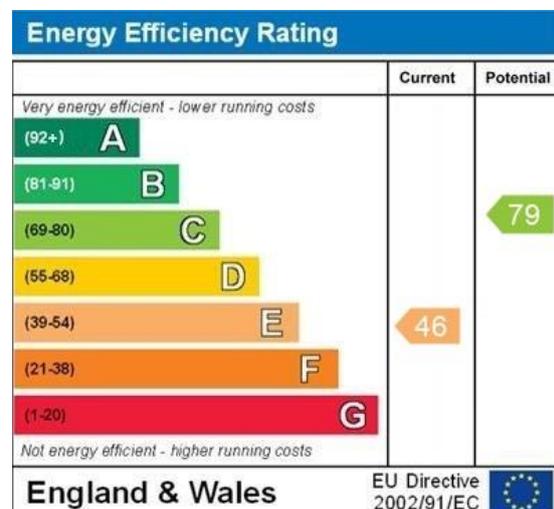
North Lincolnshire Council

COUNCIL TAX Band 'D' (on-line enquiry)

TENURE Freehold.

VIEWING

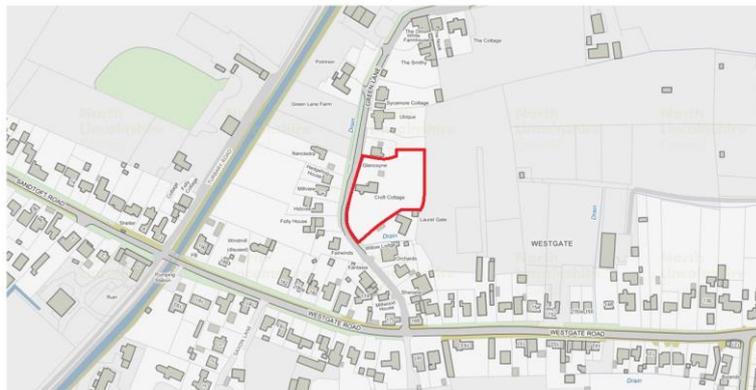
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**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

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