



6 Bracon Close, Belton, DN9 1RY

● A well-appointed 4-bedroom detached family home ideally situated in the popular village of Belton close to a wide range of local amenities including schools, doctors, dentist & excellent local shops. Briefly comprising entrance hall, WC, living room, dining room, day/sunroom, breakfast kitchen & utility room. First floor a galleried landing provides access to 4 bedrooms one with ensuite and a family bathroom. Externally the front of the property features a lawned garden & wide driveway providing ample off-road parking & access to the integral single garage. A low hedge forms the boundary to one side while a side gate provides access to the rear garden. The enclosed rear garden with lawn & paved patio area is surrounded by a wooden fence boundary. The property is beautifully presented throughout & offers spacious versatile accommodation in a highly sought-after village location. Viewing comes recommended to fully appreciate this wonderful family home.

Call agents to arrange a viewing! ●📞

● 4-bedroom detached house - Well-appointed throughout – Reception-hall / WC / Living room - Dining room / Day-sun room - Kitchen / Utility room / Gallery landing - 4 bedroom / Ensuite / Family bathroom - Single garage and ample parking ●

Price Region: £315,000

THE PROPERTY

RECEPTION HALL Upvc door leading into the hallway. Laminate flooring. Staircase to first floor landing and bedrooms. Radiator with decorative cover.



WC WC and floating vanity sink unit with mirrored bathroom cabinet above. Radiator.

LIVING ROOM 16' 3" x 11' 10" (4.963m x 3.618m) Walk-in front facing bay window. Recess with quartz heating log burner with beam mantel. Laminate flooring. Television point. Radiator



DINING ROOM 11' 9" x 8' 5" (3.587m x 2.579m) Radiator.



Laminate flooring continuing to open plan: -

DAY / SUNROOM 12' 11" x 8' 9" (3.957m x 2.669m) Brick base with triple facing windows and side French doors opening onto the patio and enclosed garden. Laminate flooring. Ceiling downlights. Electric radiator.



BREAKFAST KITCHEN 11' 4" x 10' 8" (3.479m x 3.266m) A well-appointed kitchen featuring a range of base and wall cupboards with pan drawers, complemented by a generous worktop and splash back. The kitchen is fitted with a one-and-a-half bowl, single-drainer sink with mixer tap, Rangemaster five-ring gas hob with double oven and integrated fridge freezer and dishwasher. A breakfast bar provides a sociable space for casual dining, while the rear-facing window brings in natural light. Radiator.



UTILITY ROOM Rear entrance door. Floor to ceiling fitted larder storage. Worktop with provision for washing machine and tumble dryer.

GALLERY LANDING Front facing window. Built-in cupboard. Loft access.

BEDROOM 1 11' 10" x 11' 1" (3.610m x 3.389m) Rear facing window. Television point. Built-in wardrobes. Radiator with decorative cover.



ENS UITE Rear facing window. WC and vanity sink unit with cupboard under and display top with vanity mirror, Walk-in shower. Fully tiled walls and floor. Shaving point. Vertical heated towel rail.



BEDROOM 2 11' 9" x 11' 6" (3.596m x 3.527m) Walk-in front facing bay window. Built-in wardrobes. Radiator with decorative cover.



BEDROOM 3 9' 2" x 8' 5" (2.803m x 2.579m) Rear facing window. Radiator with decorative cover.



BEDROOM 4 8' 4" x 7' 1" (2.551m x 2.169m) Front facing window. Television point. Radiator.

BATHROOM 6' 6" x 5' 6" (2.006m x 1.692m) Side facing window. WC and vanity sink unit with drawers under. Bath with rain shower over and side screen. Floor to ceiling tiled walls. Heated vertical towel rail.



OUTSIDE Externally, the front of the property features a well-maintained lawned garden and a wide driveway providing ample off-road parking and access to the integral single garage. A low hedge forms the boundary to one side, while a side gate provides access to the rear garden. The enclosed rear garden is mainly laid to lawn, with a paved patio area, and is surrounded by a wooden fence boundary, making it an ideal space for families and outdoor entertaining. Outside lighting and tap.

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