

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



26 Belwood Drive, Belton, DN9 1TA

- Double fronted 4 bed (2 en-suite) Detached House • Open plan Kitchen/Diner/Family Room • Study • Owned solar panels (installed 2026) • Energy Rating A • 2 Reception Rooms • Gas central heating • PVCu Double Glazing • Detached Double Garage • South facing garden •



£375,000



A spacious detached property convenient for access to the motorway network and only 2 miles from the well served small town of Epworth with its excellent range of facilities.

- **Family sized Dining Kitchen with breakfast counter**
- **Brand new solar panels with Tesla Powerwall battery storage**
- **Two Reception Rooms**
- **Four Double Bedrooms**
- **Three Bathrooms**
- **Good sized south facing garden**
- **Detached Double Garage**

ACCOMMODATION (room sizes approx. only)

Ground Floor

ENTRANCE HALL with composite front exterior door, CoreTEC flooring, under stairs cloaks and radiator.

CLOAK ROOM (1.81m x 1.17m) with wc, wash basin, radiator, Core TEC flooring and PVCu double glazed window.

LOUNGE (3.52m X 5.48m including bay) with front facing bay PVCu double glazed windows, stone decorative fire place with gas fire, 2 radiators and doors leading to family room.

Open plan KITCHEN/DINER/FAMILY ROOM (8.19m x 5.59m x 3.41m) fitted wall and base units complementary granite work surfaces, 1 ½ bowl sink, breakfast counter, integrated Neff double oven and combination microwave oven, 5 ring induction hob, Neff extractor fan, integrated Bosch dishwasher, wine fridge, space for American style fridge freezer and provision for washer. Tiled flooring, 2 radiators, rear facing PVCu double glazed window and two sets of patio doors to rear garden.

STUDY (3.35m x 2.48m) front facing PVCu double glazed window and radiator.

First Floor

LANDING with storage cupboard.

BEDROOM 1 (3.53m x 4.53m including bay) full-length built-in wardrobes, front facing bay PVCu double glazed windows and radiator. **EN-SUITE** (2.64m including shower x 1.69m) part tiled to walls, pedestal wash basin, double shower cubicle, w.c, radiator and PVCu double glazed window.

BEDROOM 2 (3.38m x 2.60m) full length built in wardrobes, 2 front facing PVCu double glazed window and radiator.

BEDROOM 3 (3.19m x 2.89m) full length built in corner wardrobes with dressing table, rear facing window, radiator and door to Jack and Jill En-suite. PVCu double glazed window.

JACK AND JILL EN-SUITE (1.64m x 1.36m) part tiled to walls, pedestal wash basin, toilet and shower. Radiator and PVCu double glazed window.

BEDROOM 4 (3.50m x 2.79m including wardrobes) rear facing PVCu double glazed window, radiator and door to Jack and Jill en-suite.

BATHROOM (2.54m x 2.47m including shower) being fully tiled to walls, 4-piece bathroom suite with bath, double shower, pedestal wash basin, wc. Radiator and PVCu double glazed window.

OUTSIDE

Front garden with double width block paved driveway and EV charging point. Side gated access to rear garden. Rear fully enclosed south facing garden with generous sized sandstone patio area, two separate lawned areas slightly raised with wooden sleepers. A private dedicated area, ready-made for a Hot tub or additional patio area and Summer House.

The double detached **GARAGE** (5.20m x 5.20m) situated to the side of the property with a modern electric roller door, lighting and power, PVCu double glazed door leading to rear garden.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.
- Owned solar panels (installed 2026) with Tesla Powerwall

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684

RELATED PARTY DISCLOSURE

One of the owners of the property is employed by Grice & Hunter.

Score	Energy rating	Current	Potential
92+	A	116 A	116 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 74.3 sq. metres (800.2 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.4 sq. feet)



Total area: approx. 140.2 sq. metres (1509.5 sq. feet)

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