



**2 Aldam Drive,
Belton, DN9 1FG**

- Positioned on a corner plot in the village of Belton this detached family home offers ample accommodation. Comprising of a reception hallway, cloakroom, lounge, kitchen, utility, and dining room on the ground floor. Bedroom with ensuite facilities, three further bedrooms and family bathroom on the first floor. Driveway with parking and access to an integrated single garage. Private rear lawned garden and patio area. Upvc double glazed. gas fired central heating. •



- Detached House - Corner Plot - Two Receptions - Kitchen & Utility - Four Bedrooms - Ensuite Facilities - Driveway with parking for 3 cars. Single Garage •

Price Region: £340,000

DETACHED HOUSE:

RECEPTION HALLWAY: Front facing Upvc door with glass side screen. Wood effect floor. Staircase leading to first floor landing bedrooms. Under stairs storage. Telephone point. Radiator. Integral door leading into garage.



CLOAKROOM: White suite comprising of a pedestal wash basin with chrome fittings and a low-level W.C. Tiled splash backs Radiator.

LOUNGE: 17' 4" x 11' 4" (5.294m x 3.456m) Rear facing windows and French doors opening out into the garden. Electric fire with marble effect insert and hearth and black modern fireplace surround. Coved ceiling. Television point. Broadband router via fibre optic cable, full speeds capable. Radiator.



BREAKFAST KITCHEN:12' 5" x 11' 10" (3.790m x 3.620m) Rear facing window. Modern base and wall units with double depth drawers. Worktop steps down to low Breakfast table. Stainless steel one and a half bowl single drainer sink with mixer tap. Integrated dishwasher and fridge freezer. Induction Hob with extractor fan over. Bosch Double oven incorporated with Microwave. Concealed lighting. Pull out bin. Coved ceiling. Wooden floor effect. Radiator.



UTILITY: Side door giving access to rear garden. Matching base and wall units with worktop. Provisions for white goods. Radiator.



DINING/ FRONT ROOM:13' 2" x 8' 8" (4.024m x 2.657m) Front facing Bay window. Coved ceiling. Television point. Radiator.



FIRST FLOOR LANDING Airing cupboard. Loft access. Radiator.



BEDROOM 1:12' 5" x 11' 5" (3.786m x 3.502m) Front facing window. Built in wardrobes. Coved ceiling. Radiator. Television point.



ENSUITE: Side facing window. Walk in double shower cubical. Low flush W.C and pedestal wash basin. Radiator.

BEDROOM 2: 11' 11" x 9' 7" (3.645m x 2.944m) Rear facing window. Fitted wardrobe. Coved ceiling. Radiator.



BEDROOM 3: 12' 1" x 9' 7" (3.687m x 2.938m) Rear facing window. Coved ceiling. Radiator.

BEDROOM 4: 9' 4" x 8' 10" (2.856m x 2.700m) Front facing window. Radiator.

BATHROOM: 7' 4" x 5' 10" (2.248m x 1.793m) Side facing window. Bath with side panel and hand shower over. Vanity sink incorporating low flush W.C. Shower cubical. Coved ceiling. Radiator.



OUTSIDE: To the front there is a driveway with parking an access to an attached single garage with single door, and personal internal door into the main residence. To the side there is a wooden gate that gives access the rear lawned garden and patio area that is all enclosed by a wooden fence boundary. External tap and lights.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band:D

TENURE: Freehold

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