



**63 High Street,
Belton, DN9 1NR**

- Situated in the highly sought-after village of Belton this substantial semi-detached family home enjoys a convenient location close to a range of local amenities including shops & schools. Set back from the road the property benefits from off-road parking with ample space for vehicles, caravan or motorhome. The accommodation briefly comprises reception hallway with stairs leading to the first floor, dining kitchen & lounge/diner. First floor with 3 bedrooms & bathroom. Externally the front garden is mainly laid to lawn & enclosed by a low wooden fence. A resin driveway leads to double wooden gates providing access to an additional driveway & an exceptionally large tandem garage/workshop with double doors & rear personal door. A side gate opens onto a paved patio area & lawned garden. A pathway leads to a 2nd patio. The garden is fully enclosed by timber fencing & flower borders, summer house & garden shed. Contact Agents for a viewing! ●
- 3-bedroom semi-detached house - Reception Hall / Living room / Kitchen - Three bedroom and family bathroom - Lawned garden to front and rear - Large tandem garage/workshop - Summer house and garden shed - Set back from the road with resin drive ●

Price Region: £250,000

RECEPTION HALL Upvc door and side screens. Laminate flooring. Staircase leading to first floor landing and bedrooms. Under stair storage. Radiator with decorative wooden cover.



DINING KITCHEN 20' 4" x 9' 6" (6.209m x 2.907m) Double aspect windows and rear facing entrance door with side screens leading to the rear garden. A range of fitted base and wall units, drawers and frosted front cupboard. Worktop incorporating one and half stainless-steel drainer with mixer taps and tiled splash backs. Chrome 4 ring gas hob and chrome extractor fan above. Built in oven and separate grill. Integral fridge freezer. Provision for dishwasher, washing machine and tumble dryer. Laminate flooring. Radiator.



LOUNGE DINER 26' 9" x 12' 5" (8.174m x 3.803m) Front facing bay window and rear facing French doors. Living flame gas fire with marble effect inset and hearth with modern fireplace surround. Television point. Radiators. Laminate flooring in the dining area.



FIRST FLOOR

LANDING Side facing window. Loft access.



BEDROOM 1 12' 3" x 9' 11" (3.734m x 3.043m) Rear facing window. Television point. Radiator.



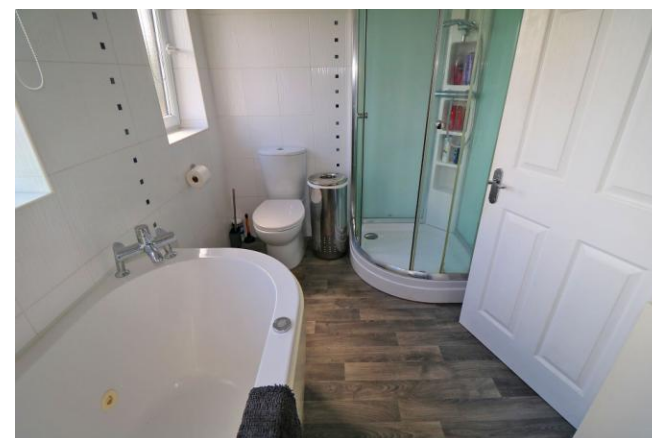
BEDROOM 2 11' 11" x 10' 8" (3.644m x 3.261m) Front facing window. Radiator.



BEDROOM 3 9' 4" x 7' 5" (2.865m x 2.274m) Front facing window. Laminate flooring. Television point. Radiator.



BATHROOM 9' 11" x 8' 0" (3.032m x 2.439m) Rear facing windows. WC and pedestal hand wash basin with vanity mirror over. Jacuzzi bath and shower cubicle. Tiled walls. Vertical heated towel rail.



OUTSIDE Externally, the property continues to impress. The front garden is mainly laid to lawn and enclosed by a low wooden fence. A resin driveway leads to double wooden gates, providing access to an additional driveway and an exceptionally large tandem garage/workshop with double doors and rear personal access door. To the rear, a side gate opens onto a paved patio area and a generous lawned garden. A pathway leads to a second patio, creating ideal spaces for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and features attractive flower borders, a charming summer house, and a useful garden shed. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage and gas
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band: B
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236