

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Poplar Cottage, Sandtoft Road, Belton, DN9 1PN

- Impressively presented and maintained 3 Bedroom Detached House • Excellent Dining Kitchen • Sun Room extension • Ground Floor Cloaks • PVCu Double Glazing • Oil central heating •
- Detached Garage • Private rear garden • J2 M180 2 miles •



£310,000



Poplar Cottage is an individual and modern detached house conveniently situated only about 2 miles from junction 2 of the M180. The house offers very well kept and nicely appointed accommodation including:

- Spacious main Reception Hall
- Remodelled Cloakroom
- Pleasant Lounge with adjoining Sun Room
- Attractive Dining Kitchen with integrated appliances
- 2 Double Bedrooms with wardrobes
- Bedroom 3/Office
- First Floor Shower Room

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with composite external door.

CLOAKROOM with cabinet wash basin and toilet, part tiled and radiator.

DINING KITCHEN (2.93m x 5.5m into bay) With single oven, microwave, dishwasher, 4 ring halogen hob with extractor fan, 1 ½ bowl stainless steel sink, base and wall cabinets, 2 radiators, breakfast bar, tv point, housing for fridge freezer, front and rear windows, external composite door, laminate flooring and french doors leading to:

LOUNGE (4.5m x 4.0m) with understairs shelved storage cupboard, decorative fireplace with freestanding electric fire and 'S' shaped vertical radiator.

SUN ROOM (4.45m x 2.13m) with PVCu double glazed doors to rear garden, side facing window, vertical radiator and Velux roof light.

First Floor

LANDING with airing cupboard, front facing window and radiator.

BEDROOM 1 (4.5m x 2.68m including wardrobe) built-in wardrobes with sliding doors, radiator and rear facing window.

BEDROOM 2 (2.95m x 3.0m) rear facing with radiator and fitted wardrobe.

BEDROOM 3 (2.78m x 2.25m) with fitted desk to two sides, radiator and front facing window.

SHOWER ROOM (1.92m x 1.70m) with cabinet wash basin, toilet and corner shower, part tiled walls, towel radiator and laminate flooring.

OUTSIDE

Front garden with walled frontage and gated access to block paved driveway leading to detached brick and tiled **GARAGE** with electric roller door, side door and PVCu double glazed window.

Nicely established and fully enclosed private rear garden including patio, open and covered seating areas, exterior lighting, tap, etc.

Lean-to **WORKSHOP** (3.4m x 2.0m) with heating,

SERVICES (not tested)

- Mains water and electricity.
- Oil central heating to radiators.
- Septic tank drainage.

LOCAL AUTHORITY

North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

PLANS

For indicative illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



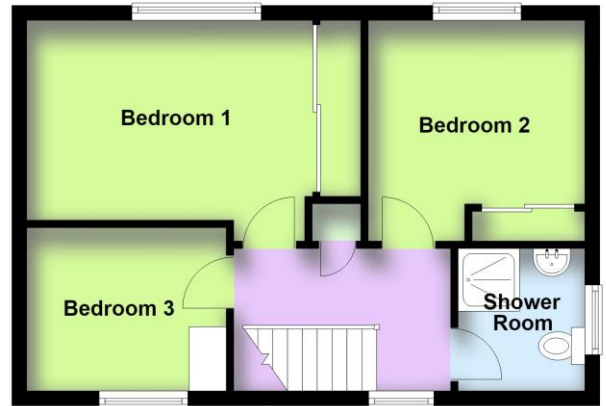
Ground Floor

Approx. 52.8 sq. metres (567.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



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