



**'The Spinney,' Belshaw Lane,  
Belton, DN9 1PF**

- A stunning 4-bedroom detached home set within a highly sought-after village location offering excellent local amenities & superb family living space. Immaculately presented throughout & finished to a high standard the property combines style, space & practicality. The accommodation briefly comprises a reception hall, study/snug, living-dining room, dining kitchen, utility room & WC. First floor with four well-proportioned bedrooms, two with en-suite facilities & family bathroom. Externally the property enjoys a beautifully landscaped wrap-around garden with attractive walkways & a stunning patio area. A generous driveway provides ample off-road parking & leads to an integral garage. Situated in the popular village of Belton the home benefits from excellent local amenities including schools & doctors' surgery. This exceptional property presents a fantastic opportunity to create a truly wonderful family home. Early viewing is highly recommended! •
- 4-bedroom detached house - Reception hall / Study-Snug / Dining kitchen - Utility / WC / Living dining room - Landing / 4 bedrooms / 2 ensuites / Bathroom - Beautifully presented throughout - Driveway with ample off-road parking - Beautiful wrap around garden with features •

**Price Region: £525,000**

**ENTRANCE DOOR** Glass frosted and side screen leading into:-

**RECEPTION HALL** Tiled floor. Ornamental ceiling beam. Staircase leading to the first-floor landing and bedrooms. Under stair storage. Radiator.



**STUDY/SNUG 13' 11" x 6' 8" (4.261m x 2.036m)** Front facing window. Wooden floor. Extensively fitted floor to ceiling storage cupboards with display shelving. Television point. Radiator.

**DINING KITCHEN 16' 6" x 11' 9" (5.037m x 3.592m)** Rear facing window and French doors leading to the enclosed patio area. Extensively fitted base and wall cupboards with drawers and quartz worktop incorporating stainless steel undermount one and half sink bowl with mixer taps and tiled splash back. Range Master 5 gas ring and double oven range with extractor fan above. Integral dishwasher. Recess housing with high level cupboard over with space for fridge freezer. Ornate ceiling beam. Downlights. Tiled flooring. Television point. Radiator.



**UTILITY ROOM 9' 0" x 8' 6" (2.766m x 2.601m)** Side entrance door and rear facing window. Continuation of matching base and wall units from the kitchen. Worktop incorporating stainless steel single bowl with mixer taps and tiled splashbacks. Provision for washing machine and tumble dryer. Tiled flooring. Oil fired boiler. Radiator.



**WC** Side facing window. WC and pedestal hand wash basin with tiled splash back. Fitted floor to ceiling storage. Tiled floor. Radiator.

**LIVING / DINING ROOM 28' 5" x 13' 2" (8.663m x 4.021m)** Front facing bay window and rear facing window. Wooden flooring. Stone fireplace surround and hearth with log burner. Ornamental beam ceiling. Television point. Radiators.



**LANDING** Front facing window. Built-in storage with double wooden doors. Loft access. Radiator.



**BEDROOM 1 16' 3" x 13' 6" (4.975m x 4.130m)** Front facing south facing windows. Built-in floor to ceiling wardrobes. Wooden floor. Television point. Radiator.



**ENSUITE 9' 1" x 5' 10" (2.792m x 1.793m)** Side facing window. Vanity sink with display top and cupboards under and WC. Vanity cabinets and fitted tall bathroom storage. Shower cubicle. Shaving point. Heated towel rail. Tiled floor and walls. Downlights.

**BEDROOM 2 15' 2" x 14' 5" (4.635m x 4.419m)** Double aspect windows. Wooden floor. Built in floor to ceiling wardrobes/storage. Radiator.



**ENSUITE** Front facing window. Vanity sink unit with cupboard under, WC and display top mirrored vanity cabinet above. Shower cubicle. Tiled walls and tiled floor. Downlights. Radiator.

**BEDROOM 3 11' 6" x 11' 3" (3.528m x 3.430m)** Rear facing window. Wooden floor. Radiator.

**BEDROOM 4 11' 8" x 11' 1" (3.580m x 3.380m)** Rear facing window. Wooden floor. Radiator.

**BATHROOM 12' 9" x 7' 8" (3.907m x 2.344m)** Rear facing window. Vanity sink unit with cupboard under. WC and display top. Bath with central mixer tap and separate hand shower. Sizeable corner shower cubicle. Shaving point. Tiled walls and floor. Heated towel rail. Downlights.



**OUTSIDE** To the front of the property, tall wrought iron gates and established hedging open onto a brick-block paved driveway with ample parking and also providing access to the integral single garage. The home benefits from a delightful wrap-around garden featuring a variety of patio areas, miniature ornamental trees, and contemporary garden features. An attractive wooden pergola sits neatly in one corner, creating an ideal space for outdoor relaxation. The private garden is designed for low maintenance and is fully enclosed by a combination of wooden fencing and hedged boundaries, offering a high degree of privacy. Additional features include exterior lighting and an outside tap.

## FLOOR PLAN TO FOLLOW

**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: E

**TENURE:** Freehold assumed

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