

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Millwood House, Green Lane (off Westgate Road), Belton, DN9 1QD

- Very good sized 3 Bed detached house • Surrounding gardens with multi-car parking and Garage (converted to salon) • Prime setting on country lane in a friendly community •
- Gas central heating • Modern PVC d/glzg •



£199,950 No Chain

LOCATION

Belton (population 2,968) is an ideal commuter village only 1 mile south from M180 J2 and 1 mile north from the fashionable historic small country town of Epworth. Doncaster 14 miles, Scunthorpe 10 miles, Crowle Station 2 miles. Belton offers primary school, pre-school, nursery, church, shops, post office, hot food outlets, 2 country inns, community facilities, public hall, recreation field, surrounding countryside for walks and riding and only 1 mile from the Lincolnshire Golf Course.

Accommodation (room sizes approx only)

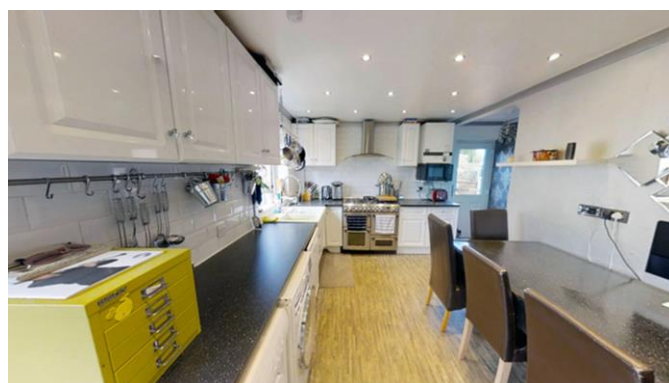
RECEPTION with radiator, stylish front door and side window

CLOAK ROOM toilet and wash hand basin, ½ tiled décor, mirrored cabinet and window.

Large LOUNGE (5.4m x 5.2m) front outlook, radiator, wall lights, ceiling pendant light, mantled fire surround to “living flame” gas fire, tv and phone points, stairs leading off.



LIVING/DINING KITCHEN (5.4m x 3m min) colour co-ordinated vinyl, part tile décor and kitchen units, counter tops, china double bowl sink with hose mixer tap, slide under provision for washer, French door and window to rear garden outlook (west), 2 radiators, tv and phone points, LED multi down lights, under stairs shelved cupboard and side external door.



First Floor

LANDING smoke alarm and access to roof space.

BEDROOM 1 (3m x 4.3m) front outlook, radiator, light/fan, cylinder cupboard and **EN-SUITE SHOWER** with panel décor, down lights and fan.

BEDROOM 2 (3.3m x 2.3m) front facing with radiator, smoke alarm and down lights.

BEDROOM 3 (3.2m x 3m) rear facing with radiator and smoke alarm.

BATHROOM with 3 piece suite, hand spray fitting to the bath, ½ tile décor, radiator, etc.

OUTSIDE

Brick & Tile Ex GARAGE (2.3m x 5.1m) with double glazed window, 2 radiators, wash basin, stable type door, down lights, power, Xpelair and decorated finishes to suit recent “beauty salon” user.



Quiet frontage to Green Lane with car pull in and gates to secure parking. Rear lawn with water tap and side fence enclosed secure garden.



SERVICES

Mains water, electricity, drainage and gas

Gas central heating to radiators

Security alarm installed

LOCAL AUTHORITY

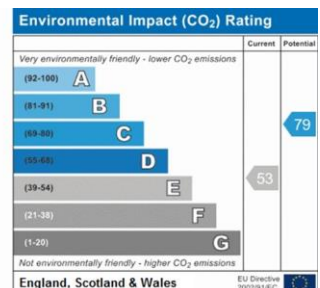
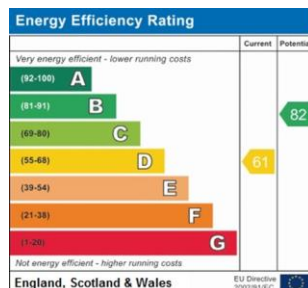
North Lincolnshire Council

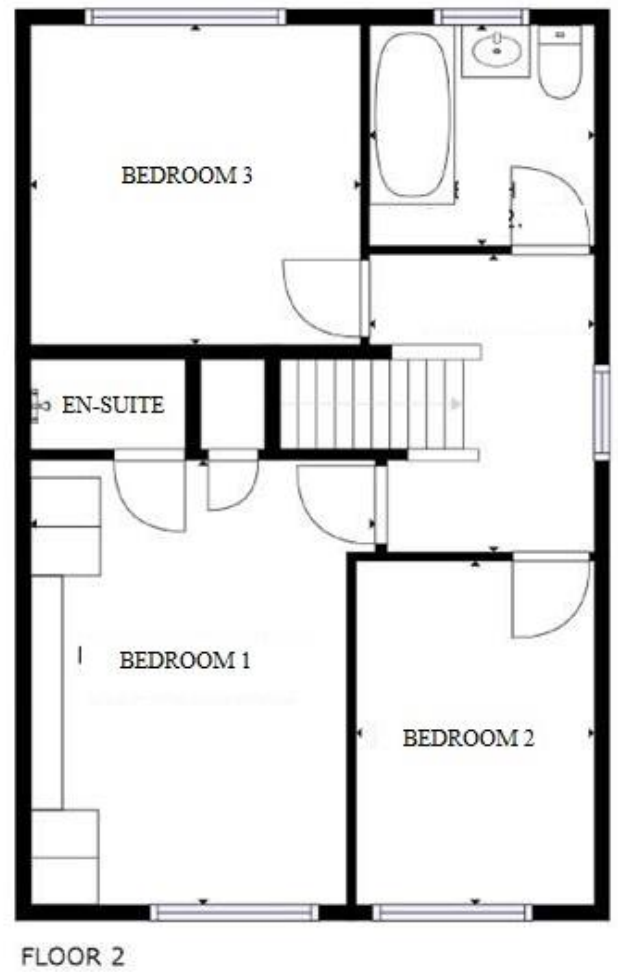
COUNCIL TAX

Band ‘C’ (online enquiry)

TENURE: Freehold assumed

VIEWING: Strictly by appointment with the agents 01427 873684 / 07483100988





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