

# HUNTERS®

HERE TO GET *you* THERE



## Woodhouse Road

Belton, DN9 1QQ

Asking Price £280,000



Council Tax: D



# Orchard Cottage Woodhouse Road

Belton, DN9 1QQ

Asking Price £280,000



## ACCOMMODATION

Accessed via composite door with four glass inset panels, window to the side elevation leading into:

## ENTRANCE HALLWAY

5'11" x 13'6" (1.82m x 4.14m )

Provides access to the Lounge, two Bedrooms and Bathroom, stairs to first floor accommodation with storage under. Spotlights to ceiling, smoke alarm, wall mounted thermostat control, double telephone socket.

## LOUNGE

14'3" x 13'5" (4.36m x 4.11m)

Built in flame effect gas fire, tv point, window to the front elevation, Door leading into:

## KITCHEN DINER

14'3" x 9'8" (4.35m x 2.96m )

Range of wall and base units in light grey with black complementary worktops, space for cooker, washing machine, dishwasher, fridge freezer, stainless steel sink with mixer tap over, tiled splashbacks, boiler in cupboard, spotlights to ceiling, two separate hanging lights, tiled flooring with under floor heating, composite door to the side with two glass panels.

## BEDROOM THREE

9'1" x 13'7" (2.79m x 4.15m )

Spotlights to ceiling, window to the rear.

## BEDROOM FOUR

9'1" x 9'8" (2.78m x 2.97m )

Spotlights to ceiling, tv point and window to the front elevation.

## BATHROOM

5'10" x 9'8" (1.80m x 2.96m )

Matching white suite comprising panelled bath, wash hand basin in unit with splashback and electronic mirror over and cupboards under, low level flush w.c., bidet, open shelving, wall mounted towel radiator, extractor fan and spotlights to ceiling, tiled flooring and window to the rear elevation.

## FIRST FLOOR LANDING

Loft access, smoke alarm to ceiling, spotlights.

## BEDROOM ONE

14'3" into the shower unit x 16'4" (4.35m into the shower unit x 4.98m )

Built in shower unit with sliding door, extractor tv point, window to the side elevation, eaves storage, radiator, spotlights to ceiling and door into:

## SEPARATE W.C.

Wash hand basin in unit, splashback, mirror over and cupboard and drawers under, shaving point, low level flush w.c. towel radiator and velux window.

## BEDROOM TWO

12'2" x 16'3" (3.73m x 4.97m )

Built in shower unit with extractor fan, tv point, spotlights to ceiling, window to the side elevation and velux window to the rear, door into:

## SEPARATE W.C

Hand basin in unit with splashbacks, mirror over, shaving point and cupboard and drawers under, low level flush w.c., towel radiator, velux window.

## EXTERNALLY

The garden to the rear is laid to lawn which runs

round the side and to the front. There are three trees to the front plus security lighting to front and rear.

## GARAGE

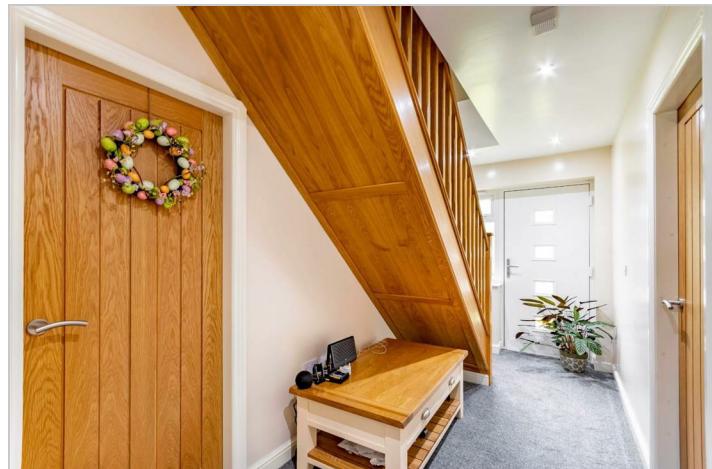
14'5" x 9'11" (4.40m x 3.03m )

Brick built with electric up and over door and alarmed, side personal door and window.

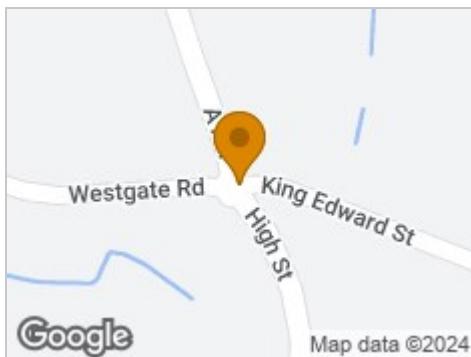
## COUNCIL TAX

Through enquiry of the North Lincolnshire Council we have been advised that the property is in Rating Band 'D'

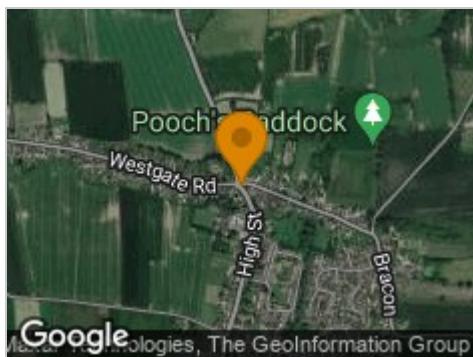
## TENURE - FREEHOLD



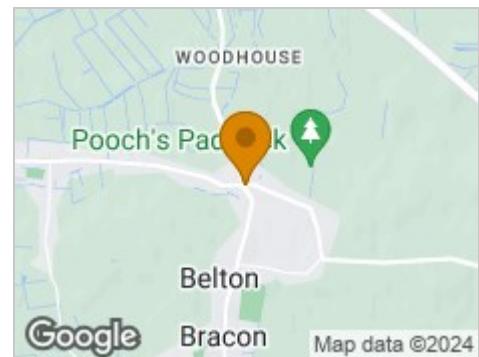
## Road Map



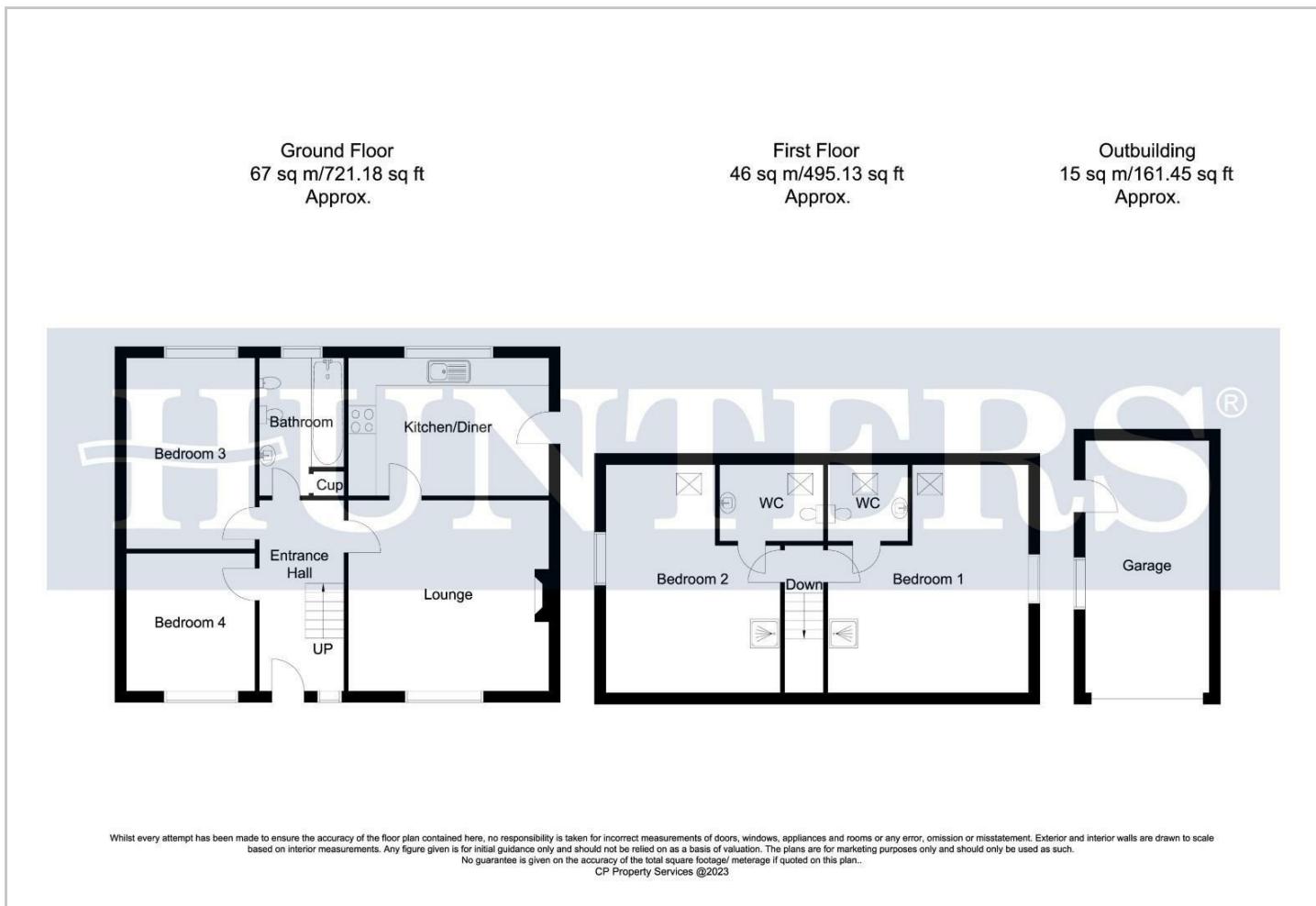
## Hybrid Map



## Terrain Map



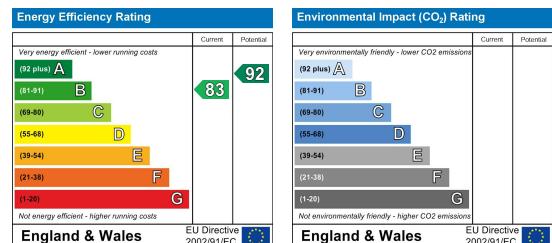
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.