



2 Moorlands Cottages, Derrythorpe Road, Beltoft, DN9 1NB

- Large 4 Bed – 3 Bath/Shower Rooms • Semi-detached edge of village post war house • 3 Reception Rooms and Conservatory and Attic Studio • Highly versatile with ‘relatives’ annex option
- • Charming “vintage” features • Mature enjoyable gardens and adjoining open countryside •

Accommodation (room sizes approx. only)

Ground Floor

Main front ENTRANCE PORCH with solid external door, windows, light and glazed door to: -

RECEPTION with wood grain flooring and stairs leading off.

Main through SITTING ROOM (5.3m x 3.6m) front and rear views, exposed wood flooring, 2 radiators, tv point and chimney breast with tiled hearth and Exminster gas fire.



DINING ROOM (3.6m x 3m) french window to garden, wood flooring, working Rayburn No1 “vintage” oven range recessed in chimney breast with adjacent media station and mature dresser. “Country” style dresser with cupboards, drawers and illuminated glass fronted display cabinets. Open plan approach to:



Central MORNING ROOM (3m x 2.1m) exposed wood floor, down lights, radiator, internal stained-glass window and understairs cloaks, storage cupboard.

CONSERVATORY (3m x 2.1m) rear countryside outlook, tiled floor, radiator and access to garden.

“Country” style KITCHEN (4.6m x 4m) double aspects views, tiled floor, hand crafted units with counter tops, dining bar, china double sink with hose mixer tap, “Leisure” gas/electric caterers range, down lights, external door and door to 2nd staircase to Guest Bedroom Suite.



UTILITY ROOM (3.2m x 2.8m) with cupboards, shelving, central heating boiler, freezer space and provision for laundry appliances.

Ground Floor BED SIT and EN-SUITE (4.6m x 3.8m) double aspect garden view, radiators and **EN-SUITE** (1.9m x 1.5m) with tiled floor and finishes, tower storage, fa, towel radiator, toilet. Wash basin and easy access double shower cubicle with seat.



Main staircase to First Floor

Galleried LANDING With concealed central heating boiler.

Main BEDROOM (5.3m x 3.6m) a through room with 2 radiators and fitted double wardrobes/cupboard.

Double BEDROOM 3 (3.6m x 3.5m) with front outlook, radiator and fitted double wardrobe.

SHOWER ROOM (2.3m x 1.6m) tiled floor, toilet, wash basin in vanity unit, easy access double size shower cubicle, mirror and towel radiator, etc.



Spindled turning staircase access to **Multi-Purpose ATTIC ROOM** (8m x 2.2m) suiting studio/hobbies user with apex roof line, rear view, skylight and down lights.

Guest BEDROOM SUITE via 2nd staircase from the Kitchen to first floor **LANDING** with radiator and skylight window.

Double BEDROOM 4 (5m x 3.2m) double aspect views, radiator, window seat storage, tv point and fitted deep double wardrobe.

BATH/SHOWER ROOM (3.1m x 2m) part tiled décor, window, toilet, wash basin, cubicled shower and freestanding roll top bath (with mixer tap and hand spray), radiator and towel radiator, down lights and access to eaves space.

OUTSIDE

Large private **FRONT GARDEN** with gated driveway entrance to extensive car parking. Lawn colourful mature borders with productive orchard trees, lighting, clematis arch, patio and seating areas and **Summerhouse Cabin** (3m x 2.4m).

Enclosed **SIDE GARDEN** with water tap and raised bed leading to **REAR GARDEN** with farmland view, outdoor dining terrace, Kitchen Garden with raised beds, Greenhouse and **WORKSHOP/POTTING SHED**.



AGE Built 1949

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

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

TENURE

Freehold assumed.

VIEWING

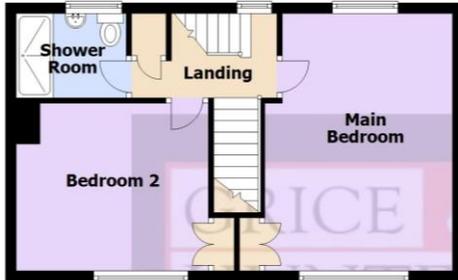
Strictly by prior appointment through Grice & Hunter 01427 873684

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

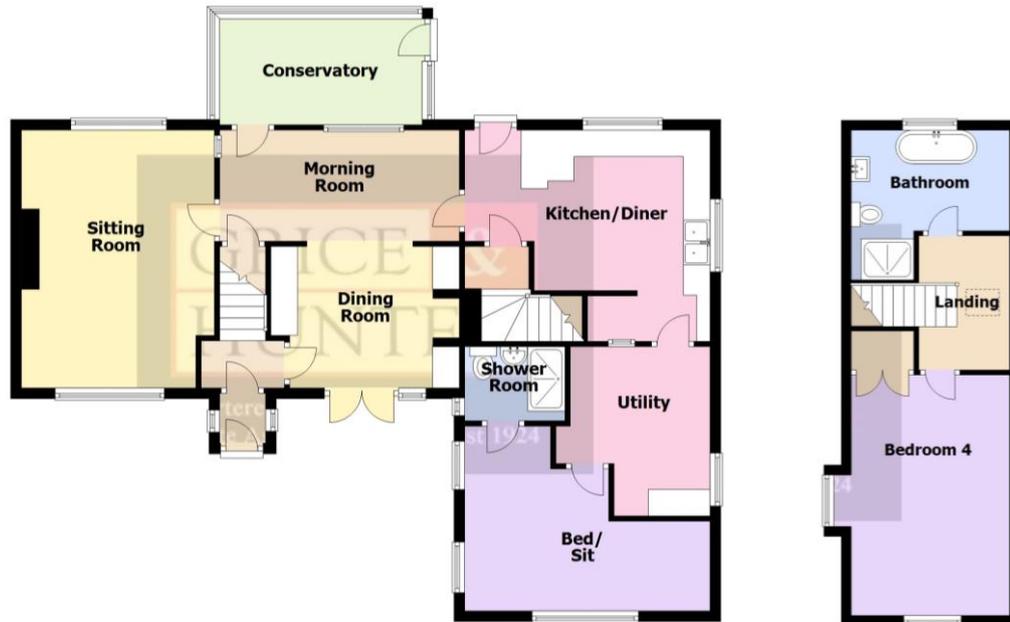
Second Floor
Approx. 21.4 sq. metres (230.2 sq. feet)



First Floor
Approx. 72.1 sq. metres (776.3 sq. feet)



Ground Floor
Approx. 91.4 sq. metres (984.2 sq. feet)



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