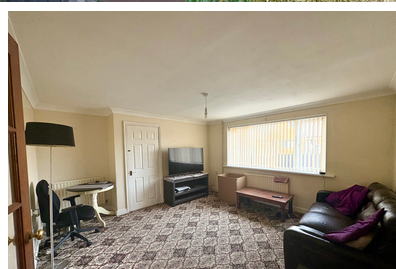
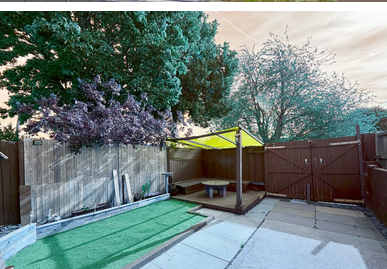


Anson Grove
Auckley
DN9 3QN
01302 867888



Ashtree Close, Doncaster

£99,950

3Keys Property are delighted to present this spacious three-bedroom mid terrace home to the open sales market, located in the peaceful village of Belton, North Lincolnshire. This well-presented property is offered with vacant possession; however, there is currently a tenant in situ, making it an excellent investment opportunity for those looking to expand their buy-to-let portfolio. The property would also suit first-time buyers or families seeking a home in a quiet, village setting. Contact 3Keys Property for details 01302 867888.

- 3 BEDROOM TERRACE HOUSE
- OFFERED WITH VACANT POSSESSION
- UTILITY & GROUND FLOOR W/C
- BATHROOM WITH SHOWER OVER BATH
- SECURE REAR GARDEN & OUTSIDE STORAGE

- EXCELLENT OPPORTUNITY FOR INVESTOR
- LARGE KITCHEN/BREAKFASTING ROOM
- 3 GOOD SIZE BEDROOMS
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED

PROPERTY DESCRIPTION

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The ground floor accommodation comprises a welcoming entrance hall that provides access to the lounge and store cupboard. With single pendant light fitting and vinyl floor covering.

The lounge is a bright, spacious room with window to the front, fitted with carpet, two radiators, and pendant lighting.

From the lounge, you enter the kitchen which is fitted with a range of floor and wall units with contrasting worktops, an integrated oven, hob, and extractor fan, and space for a fridge/freezer. The kitchen also features a breakfast bar, rear aspect window, tiled flooring, radiator, and fluorescent light, with a door leading to the utility room.

The utility room benefits from fitted units, a side aspect door to rear garden and window, tiled flooring, a radiator, and pendant light.

A rear hallway provides access to the stairs and ground floor WC.

On the first floor, the landing is carpeted and provides access to three bedrooms and the family bathroom. There is also access to the loft and a large airing cupboard.

Bedroom one overlooks the rear of the property and is fitted with carpet, a radiator, and pendant lighting.

Bedroom two is a good-sized double room with a front aspect window, carpet, radiator, and pendant light.

Bedroom three is a generously sized single room, also front-facing, with carpet, a radiator, and pendant lighting.

The fully tiled family bathroom comprises a white suite with bathtub, shower over, hand basin, and WC, as well as a rear aspect obscure-glass window, radiator, vinyl flooring, and pendant light.

Externally, the front garden is laid to lawn with a path to the front door and gate. The enclosed rear garden is paved with a hardstanding area and gated access to the back lane, there is a large patio and decking area and benefits from being south facing. There is also a large shed, providing additional storage space. Please note there is no off-road parking included with this property.

This property is located in the sought-after village of Belton, North Lincolnshire, offering a peaceful residential environment while remaining



within close proximity to local amenities, schools, and convenient transport links, including access to the motorway network. To arrange a viewing or to discuss the investment potential of this property, contact 3Keys Property today on 01302 867888.

HALLWAY

1.36m x 2.93m (4' 6" x 9' 7")

LOUNGE

3.97m x 4.05m (13' 0" x 13' 3")

KITCHEN / DINER

4.42m x 3.33m (14' 6" x 10' 11")

UTILITY ROOM

1.63m x 3m (5' 4" x 9' 10")

WC

0.79m x 1.64m (2' 7" x 5' 5")

BEDROOM 1

3.12m x 3.66m (10' 3" x 12' 0")
(MIN MEASUREMENT)

BEDROOM 2

2.54m x 3.91m (8' 4" x 12' 10")
(MIN MEASUREMENT)

BEDROOM 3

2.80m x 2.36m (9' 2" x 7' 9")

BATHROOM

2.22m x 1.66m (7' 3" x 5' 5")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Freehold

Boiler - Conventional boiler, approx 10 years old.

Loft - with ladder and light.

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the

