



## 55 Sandtoft Road, Belton

£475,000 Freehold

AN IMPRESSIVE DETACHED BUNGALOW · NO UPWARD CHAIN · ONE ACRE PLOT WITH REAR ACCESS · SUBSTANTIAL GARAGE/WORKSHOP (6.6m x 8m) · STABLES - HOME OFFICE (current dog grooming salon) - SWIMMING POOL · EXTENSIVELY RENOVATED ACCOMMODATION · ATTRACTIVE KITCHEN & BATHROOM · 3 BEDROOMS · 2 RECEPTION ROOMS · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Refurbished 3-bed bungalow on one acre with paddocks, stables, outbuildings (garage, office, pool), spacious living, modern kitchen, ample parking, and rear access.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- AN IMPRESSIVE DETACHED BUNGALOW
- NO UPWARD CHAIN
- ONE ACRE PLOT WITH REAR ACCESS
- SUBSTANTIAL GARAGE/WORKSHOP (6.6m x 8m)
- STABLES - HOME OFFICE (current dog grooming salon) - SWIMMING POOL
- EXTENSIVELY RENOVATED ACCOMMODATION
- ATTRACTIVE KITCHEN & BATHROOM
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE





### Central Hallway

6' 7" x 8' 6" (2.00m x 2.60m)

With side composite double glazed entrance door with patterned glazing, laminate flooring, wall to ceiling coving, loft access with drop down ladder and built-in storage cupboard.

### Fine Main Living Room

13' 0" x 17' 7" (3.95m x 5.37m)

Twin side uPVC double glazed windows, internal uPVC double glazed French doors leads through to the garden room, handsome multi fuel cast iron stove on a slate tiled hearth and wooden beam mantel, wall to ceiling coving and TV point.

### Large Fitted Kitchen

10' 4" x 21' 2" (3.15m x 6.45m)

With twin side uPVC double glazed windows. The kitchen enjoys an extensive range of shaker style walnut effect furniture with an integral dishwasher with a complementary patterned worktop with tiles splash backs incorporating a ceramic one and a half bowl sink unit with drainer to the side and block mixer tap, built-in five ring gas hob with overhead canopied extractor, eye level oven and microwave, space for an American style fridge freezer and plumbing for appliances, large breakfast bar, laminate flooring and internal uPVC double glazed French doors leads through to;





### **Garden Room**

21' 0" x 12' 0" (6.40m x 3.65m)

With side uPVC double glazed windows, rear uPVC double glazed French doors with broad side lights leads to the garden, vaulted ceiling and laminate flooring.

### **Master Bedroom 1**

12' 10" x 11' 0" (3.90m x 3.35m)

Front uPVC double glazed window, wall to ceiling coving, TV point and doors through to;

### **En-Suite Shower Room**

4' 0" x 10' 6" (1.23m x 3.21m)

With side uPVC double glazed windows, suite in white comprising a low flush WC, broad vanity wash hand basin, walk-in shower with electric shower and glazed screen, slate effect flooring, tiled walls and modern fitted radiator.

### **Front Double Bedroom 2**

10' 6" x 12' 10" (3.21m x 3.90m)

Front uPVC double glazed window and wall to ceiling coving.

### **Bedroom 3**

8' 9" x 8' 6" (2.66m x 2.60m)

Side uPVC double glazed window with patterned glazing and wardrobes to one wall with sliding mirrored fronts.





### Family Bathroom

7' 3" x 7' 8" (2.20m x 2.33m)

Side uPVC double glazed window with patterned glazing providing a traditional suite in white comprising a low flush WC, pedestal wash hand basin, free standing rolled top bath, cushioned flooring, part panelling to walls, ceramic radiator with towel chrome towel rail.

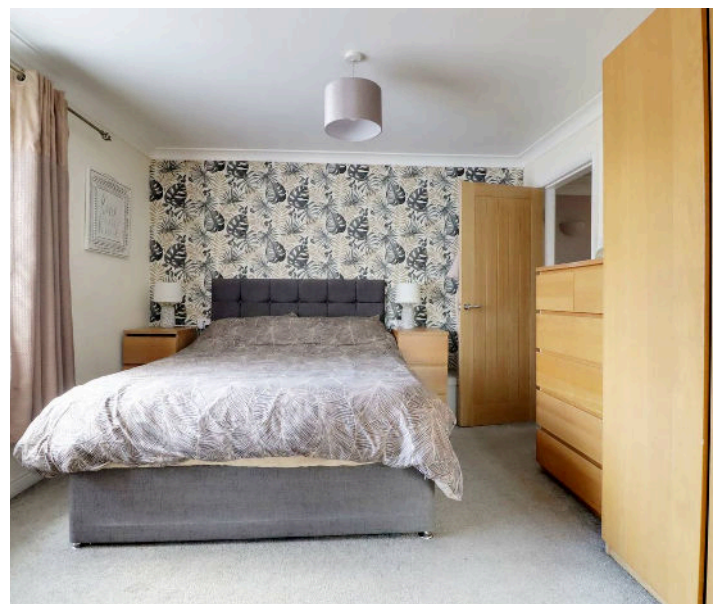
### Grounds

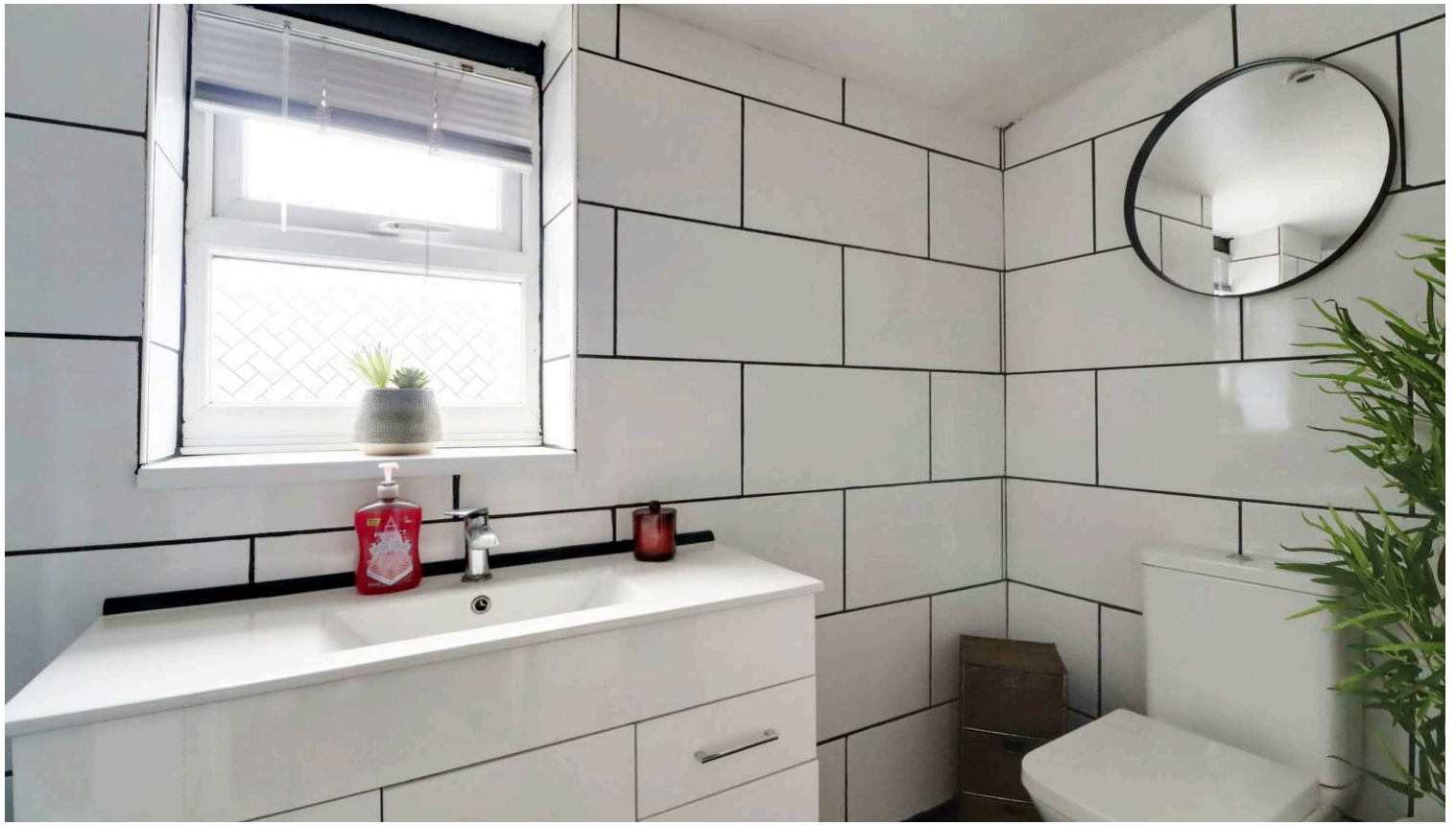
The property sits on approximately 1 acre being ideal for anyone with equestrian interest with the front sitting behind a stone dwarf wall with shrub planting and with the front being pebble laid providing excellent levels of parking of which continues down the side and leads to the rear. Adjoining the rear of the property is a pleasant flagged seating area with part shelter with well planted borders. The pebble driveway continues and provides excellent parking for a good number of vehicles with direct access to the grass paddocks and to a large brick garage. The paddocks are separated into two with five bar gating providing fields, shelter and stable block.

### Garage/Workshop

21' 8" x 26' 3" (6.60m x 8.00m)

With roller front door, side window and personal door, pitched roof and benefits from power and lighting.





### **Outbuildings**

Within the driveway there is a workshop with brick base and timber top with uPVC entrance and front and side windows which is currently being used for dog grooming. Beyond is a polytunnel housing a swimming pool.

### **Double Glazing**

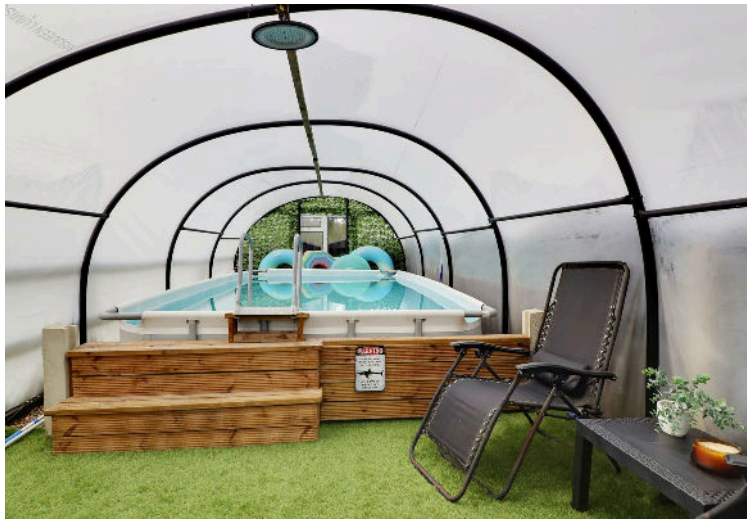
Full uPVC double glazed windows and doors.

### **Central Heating**

Modern gas fired central heating system to radiators.





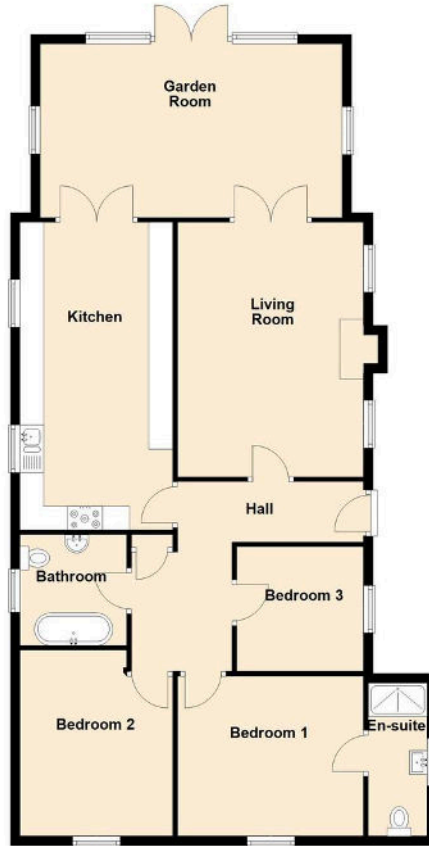




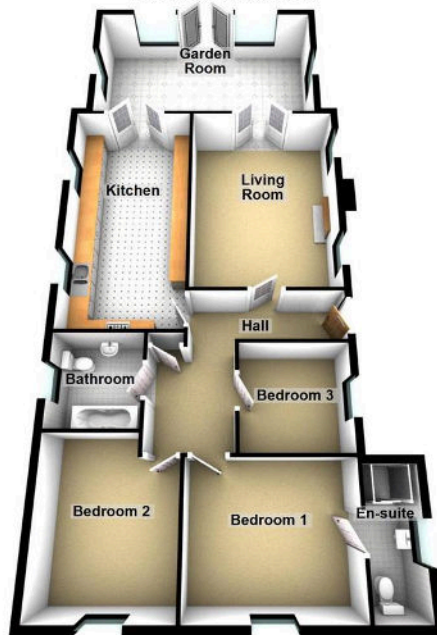
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 120.8 sq. metres (1300.0 sq. feet)



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Total area: approx. 120.8 sq. metres (1300.0 sq. feet)

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