



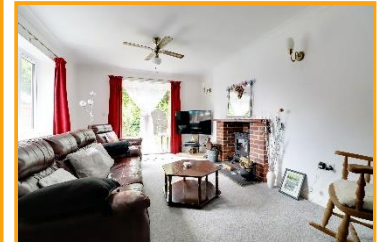
paul fox
the family estate agents

OFFERS IN EXCESS OF
£270,000

EPC Rating: C75

141 WESTGATE ROAD, BELTON

Doncaster, North Lincolnshire. DN9 1QA
3 Bedroom Detached Bungalow



- ✓ A FINE DETACHED BUNGALOW
- ✓ 3 BEDROOMS
- ✓ ATTRACTIVE FITTED KITCHEN
- ✓ EXTENDED TO THE REAR
- ✓ LUXURY BATHROOM & SEPARATE SHOWER ROOM
- ✓ LARGE DRIVEWAY AND GARAGING
- ✓ PRIVATE REAR GARDEN
- ✓ HIGHLY SORTED AFTER LOCATION

15-17 High Street, Epworth, Lincolnshire, DN9 1EP
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**** EXTENDED TO THE REAR**** A fine traditional detached bungalow situated within the highly desirable village of Belton offering well presented and extended accommodation comprising an attractive fitted kitchen, inner hallway, large rear living/dining room with a feature fireplace, 3 generous bedrooms, luxury main bathroom and a separate shower room. The front and side provides ample parking for a number of vehicles along with a detached garage and access to a private rear garden. Finished with uPVC double glazing and a modern gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Epworth office.

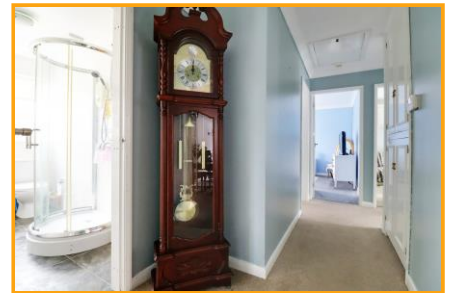
ATTRACTIVE FITTED KITCHEN

Measures Approx. 4.06m x 2.98m enjoying a front uPVC double glazed and leaded window. Side uPVC double glazed entrance door with pattern leaded glazing and with the kitchen enjoying extensive range of attractive fitted matching low level units, drawer units and wall units finished in an Old English white with wooden button style pull handles and with a complimentary granite style working to surface with tiled splash backs incorporating a 1 ½ bowl ceramic sink unit, drainer to the side and chrome block mixer tap. Space for a range cooker with broad overhead canopied extractor with down-lighting. Tiled flooring. Space and plumbing for appliances. Single panel radiator. Wall to ceiling coving. Fluorescent ceiling strip light and door through to;



CENTRAL INNER HALLWAY

Fitted airing cupboard with cylinder tank. Wall mounted thermostatic control and programmer for central heating. Wall to ceiling coving with loft access and drop down ladder and door leading through to;



SUPERB OPEN PLAN LIVING DINING ROOM

Measures Approx. 4.88m x 8.32m enjoying multi-aspect with rear and side uPVC double glazed windows and matching rear French doors allowing access to the garden. Wall to ceiling coving. Four single wall light points and a very handsome multi-fuel cast iron stove within a brick surround, slate flagged hearth and wooden mantle. Second marble fireplace with open fire.



REAR DOUBLE BEDROOM 1

Measures Approx. 3.25m x 3.98m enjoying a rear uPVC double glazed window, side panel radiator and being generously fitted with an extensive range of bedroom furniture comprising hanging rails, over-bed storage and vanity area. Wall to ceiling coving.

FRONT DOUBLE BEDROOM 2

Measures Approx. 3.25m x 3.96m enjoying front uPVC double glazed and leaded window. Double panel radiator. Wall to ceiling coving.

DOUBLE BEDROOM 3

Measures Approx. 2.41m x 2.98m enjoying front uPVC double glazed and leaded window. Single panel radiator.



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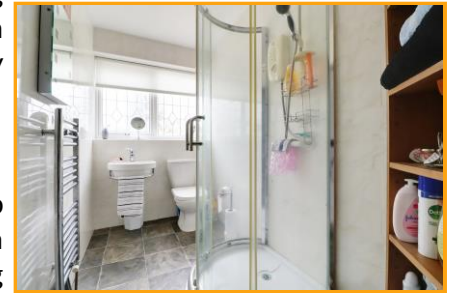
MAIN FAMILY BATHROOM

Measures Approx. 2.94m x 2.05m enjoying a rear uPVC double glazed window with pattern glazing and an attractive traditional style suite in white comprising low flush W/C, pedestal wash hand basin, freestanding roll-top bath. Separate walk-in shower cubicle with overhead mains shower and glazed surround. Ceramic tiling to walls and floor. Single panel radiator.



SHOWER ROOM

Measures Approx. 1.45m x 2.87m enjoying front uPVC double glazed and leaded window with pattern glazing with a three piece modern suite in white comprising low flush W/C, wall mounted wash hand basin, separate shower cubicle with overhead electric shower and glazed surround. Tile effect cushion flooring. Fully tiled walls with chrome towel rails.



GROUNDS

To the front, the property has an L-shaped lawned garden with flower and shrub borders and is accessed via double opening electric wrought iron gates with a brick boundary front wall. Matching iron railings. A generous driveway providing ample parking for a number of vehicles that sweeps across the front and continues down the side and allows access to a detached garage. To the rear the property enjoys a principally lawned garden with planted flower and shrubbed borders with vegetable plots and enjoys a flagged seating area.

OUTBUILDINGS

The property enjoys the benefit of a detached brick built single garage and with the garden housing timber store shed.

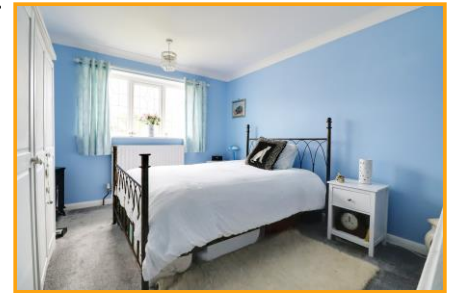


CENTRAL HEATING

The property benefits from a modern gas fired central heating boiler to radiators.

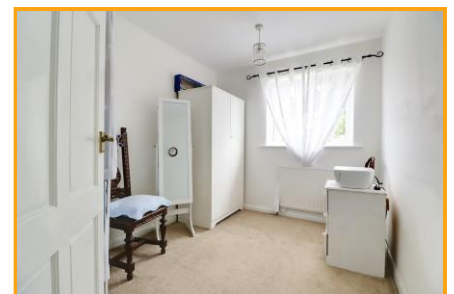
DOUBLE GLAZING

There are uPVC double glazed windows and doors and matching fascias and soffits.



SERVICES

Mains gas, electricity, water and drainage are understood to be connected.



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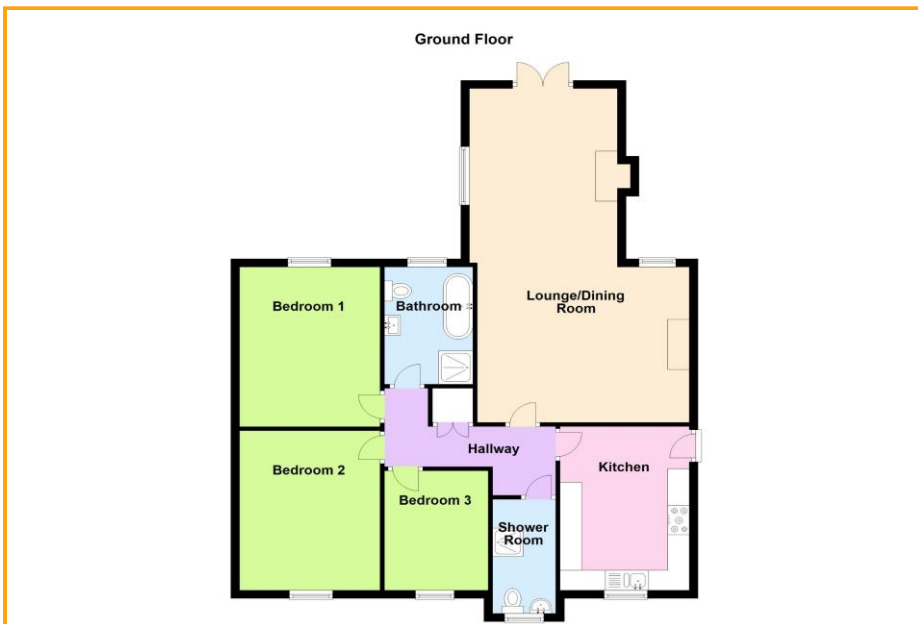
**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

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