



3 & 3a Belton Road, Epworth, Lincolnshire. DN9 1JL

- A STUNNING PERIOD DETACHED HOME WITH ATTACHED 2 BEDROOM ANNEX
- TOWN CENTRE LOCATION
- PRIVATE ENCLOSED GARDENS
- 3 RECEPTION ROOMS
- 4 BEDROOMS WITH MASTER EN-SUITE
- ATTRACTIVE FITTED BREAKFASTING KITCHEN
- STYLISH BATHROOM
- LARGE DRIVEWAY WITH DETACHED GARAGING
- INDEPENDANT ANNEX WITH 2 BEDROOMS, BATHROOM, LOUNGE & KITCHEN
- ANNEX AVAILABLE WITH LONGSTANDING TENANT OR VACANT



PROPERTY DESCRIPTION

**** ADJOINING INDEPENDENT 2 BEDROOM ANNEX ** TOWN CENTRE LOCATION ** LARGE PRIVATE GARDEN ** 6 BEDROOMS IN TOTAL **** A rare opportunity to purchase a town centre located double fronted period family home that benefits from an independent self-contained 2 bedroomed annex that is available with the long standing tenant or with vacant possession. The main house offers well presented and proportioned accommodation that has been sympathetically modernised yet retaining original charm comprising, front entrance hallway, cloakroom, sitting room, formal dining room being open to a rear living room, attractive fitted breakfasting kitchen. The first floor provides a central landing leading to 4 bedrooms with a master en-suite shower room and a luxury family bathroom. The annex enjoys access both to the front and rear with a central hallway and large store cupboard, attractive fitted dining kitchen, rear living room, 2 double bedrooms and a modern bathroom. The side of the main house provides a large driveway that leads to a detached brick built garage with gated access to a large private mature lawned garden that enjoys a number of seating areas with ample room to allow the annex some external space. Finished with uPvc double glazing and a gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Epworth office.



ROOM DESCRIPTIONS

Energy Performance Certificates

3 BELTON ROAD, Epworth -Valid until 15th
October 2033 Current C72 Potential B83
3A BELTON ROAD, Epworth- Valid until 12th
October 2033 Current D60 Potential B86

Council Tax Bands

3 BELTON ROAD, Epworth -Band D North
Lincolnshire Council
3A BELTON ROAD, Epworth - Band A North
Lincolnshire Council

CENTRAL ENTRANCE HALLWAY

Enjoys a uPVC double glazed entrance doorway with patterned leaded glazing with adjoining top light, attractive tiled flooring, dado railing, wall to ceiling coving, return staircase allowing access to the first floor accommodation with open spell balustrading and matching newel post, attractive panelling, half landing arch top rear uPVC double glazed window and a large under stairs storage/pantry.

CLOAKROOM

Enjoys a modern two piece suite in white comprising a low flush WC, vanity wash hand basin with storage beneath and tiled splash back, cushioned flooring, chrome towel rail and inset modern LED spotlights.

FRONT SITTING ROOM

3.17m x 3.6m (10' 5" x 11' 10"). Enjoys a front uPVC double glazed window, picture railing, wall to ceiling coving and a feature brick built fireplace.

FORMAL DINING ROOM

4.22m x 3.65m (13' 10" x 12' 0"). Enjoys a dual aspect with front and side uPVC double glazed windows, feature brick built fireplace with above display mantel, wall to ceiling coving, attractive wooden flooring and a broad archway through to;

REAR LIVING ROOM

3.56m x 3.27m (11' 8" x 10' 9"). Enjoys rear uPVC French doors allowing access to the garden, wall to ceiling coving, TV point and continuation of attractive wooden flooring from the dining room.

BREAKFASTING KITCHEN

4.25m x 3.34m (13' 11" x 10' 11"). Enjoys a rear uPVC double glazed window and matching entrance door allowing access to the garden. The kitchen enjoys an extensive range of bespoke fitted colour fronted low level units, drawer units and wall units with two glazed display units with internal glass shelving, feature patterned rolled edge working top service with projecting breakfast bar, an inset ceramic sink unit with drainer to the side and block mixer tap with a surrounding granite top, space for a range cooker with overhead broad canopied extractor, plumbing and space for appliances and tiled flooring.

FIRST FLOOR LANDING

Enjoys continuation of open spell balustrading, dado railing, wall to ceiling coving, double wall light point and doors through to:



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(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	

Epworth
 15-17, High Street, Epworth, Doncaster, DN9 1EP
 01427 339100
 epworth@paul-fox.com