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the family estate agents

Reduced Price Guide

£535,000

3 & 3a Belton Road

Epworth, Lincolnshire, DN9 1JL

4 Bedroom Detached House

EPC Rating: C



- ✓ A STUNNING PERIOD DETACHED HOME WITH ATTACHED 2 BEDROOM ANNEX
- ✓ 3 RECEPTION ROOMS
- ✓ ATTRACTIVE FITTED BREAKFASTING KITCHEN
- ✓ BEDROOMS WITH MASTER EN-SUITE
- ✓ STYLISH BATHROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN



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UN-APPROVED DRAFT BROCHURE

A rare opportunity to purchase a town centre located double fronted period family home that benefits from an independent self-contained 2 bedroom 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;

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

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



FORMAL DINING ROOM

Measures Approx. 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



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mantel, wall to ceiling coving, attractive wooden flooring and a broad archway through to;

REAR LIVING ROOM

Measures Approx. 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

Measures Approx. 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;

DOUBLE BEDROOM 1

Measures Approx. 4.29m x 3.69m (14' 1" x 12' 1"). Enjoys a front uPVC double glazed window, picture railing, shallow fitted store cupboard and doors to;



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ATTRACTIVE EN-SUITE SHOWER ROOM

Measures Approx. 1.91m x 2.12m (6' 3" x 6' 11"). Enjoys a three piece quality suite in white comprising close couple low flush WC, matching vanity wash hand basin with LED plinth, tiled and mirrored backing with matching side storage cupboard, large walk in shower cubicle with main shower, mermaid boarding to walls and glazed screen, cushioned flooring and large chrome towel rail.

REAR DOUBLE BEDROOM 2

Measures Approx. 3.64m x 3.31m (11' 11" x 10' 10"). Enjoys a rear uPVC double glazed window and picture railing.

FRONT DOUBLE BEDROOM 3

Measures Approx. 3.4m x 3.64m (11' 2" x 11' 11"). Enjoys a front uPVC double glazed window, picture railing and a built in shallow storage cupboard.

FRONT BEDROOM 4

Measures Approx. 2.14m x 2.66m (7' 0" x 8' 9"). Enjoys a front uPVC double glazed window.

ATTRACTIVE FITTED L-SHAPED BATHROOM

Measures 4.23m x 3.26m (13' 11" x 10' 8") maximum. Enjoys a rear uPVC double glazed window, corner fitted storage cupboard with concealed gas boiler, an attractive three piece suite in white comprising a close couple low flush WC, large his and hers panelled bath with overhead shower, glazed screen with stylish mermaid boarding to walls, vanity wash hand basin with storage beneath and adjoining store cupboard, cushioned flooring and inset LED spotlights.

CENTRAL HEATING - the property enjoys the benefit of a gas fired central heating system to radiators.

DOUBLE GLAZING - The property enjoys the benefit of double glazed windows and doors.



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ANNEX

CENTRAL ENTRANCE HALLWAY

Enjoys a front woodgrain effect uPVC double glazed entrance door with inset patterned glazing and loft access.

LARGE BUILT IN STORAGE CUPBOARD

Measures Approx. 3m x 2m (9' 10" x 6' 7").

ATTRACTIVE FITTED KITCHEN

Measures Approx. 4.48m x 3.13m (14' 8" x 10' 3"). Enjoys a side composite double glazed entrance door with internal fitted blind, side uPVC double glazed window. The kitchen enjoys an extensive range of contemporary matte finished flow level units, drawer units and wall units with curved brushed aluminium style pull handles with a complementary lime wash rolled edged worktop with matching splash back incorporating a one and a half bowl stainless sink bowl unit with drainer to the side and mixer tap, built in four ring gas hob with oven beneath, glazed splash back and extractor, space and plumbing for an automatic washing machine and doors through to;

REAR LOUNGE

Measures Approx. 4.48m x 4.07m (14' 8" x 13' 4"). Enjoys a dual aspect with broad side hardwood single glazed bow window, rear uPVC double glazed French doors allowing access to the garden, wall to ceiling coving and ceiling rose.

FRONT DOUBLE BEDROOM 1

Measures Approx. 3.3m x 5m (10' 10" x 16' 5"). Enjoys a front uPVC double glazed window, a fully fitted bank of wardrobes to one wall with sliding fronts.



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DOUBLE BEDROOM 2

Measures Approx. 2.28m x 4.1m (7' 6" x 13' 5"). Enjoys a front uPVC double glazed window.

MODERN FITTED BATHROOM

Measures Approx. 2.21m x 2.85m (). Enjoys a rear uPVC double glazed window with inset patterned glazing, a four piece newly fitted suite in white comprising close couple low flush WC with adjoining vanity wash hand basin, panelled bath, walk in double shower cubicle with electric shower and glazed screen, corner fitted airing cupboard with cylinder tank, tiled flooring and fully tiled walls.

CENTRAL HEATING

There is a gas fired central heating system to radiators.

DOUBLE GLAZING

The property enjoys the benefit of full double glazed windows and doors except the side lounge window.

GROUNDS

The property enjoys excellent private walled gardens with the rear being fully enclosed enjoying an excellent degree of privacy with a central shaped garden with mature planted flower shrub and tree borders. The rear enjoys flagged and hardstanding seating area ideal for entertaining and provides the annex a further sheltered seating area also. The front of the property sits behind a boundary wall with gated access allowing access to both front entrance doors and with an adjoining generous gravelled driveway providing sufficient parking for a number of vehicles with access to a detached brick garage.



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OUTBUILDINGS

The property enjoys the benefit of a brick built detached garage that has been converted to create an office.

SERVICES

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

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.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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