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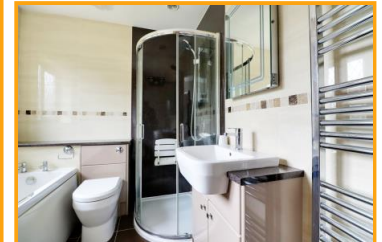
Offers over  
**£250,000**

UNAPPROVED DRAFT BROCHURE

EPC Rating: D

## 139 Westgate Road

Belton, Doncaster, South Yorkshire, DN9 1QA  
2/3 Bedroom Detached House



- ✓ AN ATTRACTIVE MODERN DETACHED HOUSE
- ✓ NO UPWARD CHAIN
- ✓ STUNNING NEWLY FITTED KITCHEN
- ✓ 2 RECEPTION ROOMS
- ✓ 2/3 DOUBLE BEDROOMS
- ✓ PRIVATE REAR ENCLOSED GARDEN
- ✓ ALARMED

15-17 High Street, Epworth, Lincolnshire, DN9 1EP  
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THE  
**GUILD**  
PROPERTY  
PROFESSIONALS

# 139 Westgate Road

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2/3 Bedroom Detached House



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An attractive modern detached house offering excellent scope for extension if required and positioned within the highly desirable village of Belton. The accommodation comprises:

## ENTRANCE HALLWAY

With front woodgrain effect uPVC double glazed entrance door with inset pattern and leaded glazing, wall thermostat for the central heating, wall to ceiling coving, staircase allowing access to the first-floor accommodation with twin grab rail and a spacious storage cupboard with fitted shelving.

## LIVING ROOM

Measures Approx. 3.59m x 5.67m (11' 7" x 11' 9"). Enjoying a dual aspect with a front woodgrain effect uPVC double glazed and leaded bow window, matching rear sliding patio doors lead to the rear garden, live flame gas fire with brick backing and mahogany surround and mantle, TV point, wall to ceiling coving, ceiling rose and twin single wall lights.

## DINING ROOM

Measures Approx. 2.67m x 3.48m (8' 9" x 11' 1"). Enjoying a front woodgrain effect uPVC double glazed and leaded window and wall to ceiling coving.

## DINING KITCHEN

Measures approx. 3.07m x 3.88m (10' 1" x 12' 9") Enjoying a side woodgrain effect uPVC double glazed and leaded window and enjoying an extensive and quality range of newly fitted low level units, drawer units and wall units with a complementary working top surface with tiled splash backs incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, built in induction hob with a stylish overhead extractor and eye level double oven, twin ceiling wall light points, fluorescent ceiling strip light, under stairs storage cupboard and door through to::

## UTILITY/REAR ENTRANCE

Enjoys a side woodgrain effect uPVC double glazed and leaded window with pattern glazing and a two piece suite in white comprising a low flush WC and a wall mounted wash hand basin, Ideal gas fired central heating boiler.

## CLOAKROOM

Enjoys a side woodgrain effect uPVC double glazed and leaded window with pattern glazing and a two-piece suite in white comprising a low flush WC and a wall mounted wash hand basin, wall mounted Worcester gas fired central heating boiler within a storage cupboard.



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## FIRST FLOOR LANDING

With a woodgrain effect uPVC double glazed and leaded window, fitted airing cupboard with cylinder tank and shelving, loft access and doors off to:

## DOUBLE BEDROOM 1

Measures Approx. 3.9m x 3.1m (10' 2" x 12' 10"). Enjoying a front woodgrain effect uPVC double glazed and leaded window, extensive range of fitted bedroom furniture and wall to ceiling coving.

## FRONT DOUBLE BEDROOM 2

Measures Approx. 3.6m x 3.5m (11' 6" x 11' 10"). Enjoying a front woodgrain effect uPVC double glazed and leaded window and a range of fitted bedroom furniture and wall to ceiling coving.

## ATTRACTIVE BATHROOM

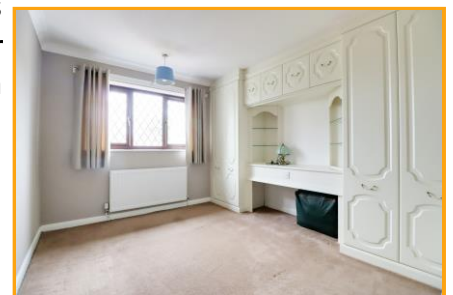
Measures Approx. 2.61m x 2.05m (6' 9" x 8' 7"). Enjoying a rear woodgrain effect uPVC double glazed and leaded window with inset pattern glazing and a quality suite in white comprising a close coupled low flush WC with patterned top, matching vanity wash hand basin with storage cabinets beneath and mirrored backing, walk in shower cubicle with mains shower and glazed surround, panelled bath, tiled flooring, fully tiled walls with mosaic border, chrome edging and large chrome towel rail.

## GROUNDS

To the front the property sits behind a brick boundary wall and has a manageable lawned garden with planted borders and perimeter flagged pathway leading to the front entrance door. To the side the property enjoys ample parking via a concrete laid driveway that leads to a sheltered car port and to a brick built single garage. Gated access leads to a private south facing rear garden being principally laid to lawn with planted borders with flagged seating area.

## OUTBUILDINGS

The property enjoys the benefit of a detached brick built single garage with electric roller front door and side window. There is also a lean-to-shed attached to the rear of the single garage.



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## SERVICES

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

## CENTRAL HEATING

The property benefits from a gas fired radiator system via a wall mounted Worcester condensing boiler.

## DOUBLE GLAZING

There are full woodgrain effect uPVC double glazed windows and doors.

**\*\* 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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