



**9 Horseshoe Close,  
Westgate Road, Belton, DN9 1FL**

- Welcome to 'The Horseshoe Development'. Located on the outskirts of Belton, The Horseshoe Development has now completed Phase Two and offers the perfect balance between tranquil village life and several local amenities and not far for connections to the nearby buzz of larger city life for shopping and entertainment. Also, with the good news of a local airport reopening! Situated in a convenient location, residents will benefit from public open spaces but never far from community centre and leisure centre and train stations. This attractive development of 4-bedroom home in the established Belton Village offers contemporary, versatile living for the modern-day family. With open plan kitchen, dining and family rooms with wonderful bi-fold doors leading to the enclosed garden. The separate lounge has rear French doors and an additional room perfect for either a study, snug, playroom or an extra bedroom! •
- Spacious 4-bedroom detached home - Entrance hallway - Open plan kitchen/diner/lounge - Downstairs cloakroom - 4 bedrooms one with ensuite / Family bathroom - Detached garage - Front and rear lawned garden •

**Price Region: £360,000**

**Five reasons to make 'The Horseshoes' your home.**

- Incredibly spacious 4-bedroom home with flexible layouts
- Brilliant incentives on offer to help you enjoy your new home!
- Great schools within a short distance, making it the perfect location for families. Also, several other local amenities to include doctors, dentist restaurants, takeaways and local shops for supplies.
- Regular buses into local surrounding villages and towns. ideal for commuters.
- Green and tranquil village with stunning far-reaching views over countryside and farmland while still being connected to nearby towns and cities.

**ENTRANCE HALLWAY** Leading into: -



**KITCHEN / DINER / LIVING AREA 14' 2" x 24' 2"**  
(4.32m x 7.39m) A range of high-quality appliances combined with open plan living area with bi-folding doors to rear garden for alfresco dining.



**UTILITY ROOM 5' 4" x 5' 2"** (1.65m x 1.60m)



**LOUNGE**



**DOWNSTAIRS CLOAKROOM 5' 6" x 5' 4"** (1.70m x 1.64m)

**STAIRS / LANDING**

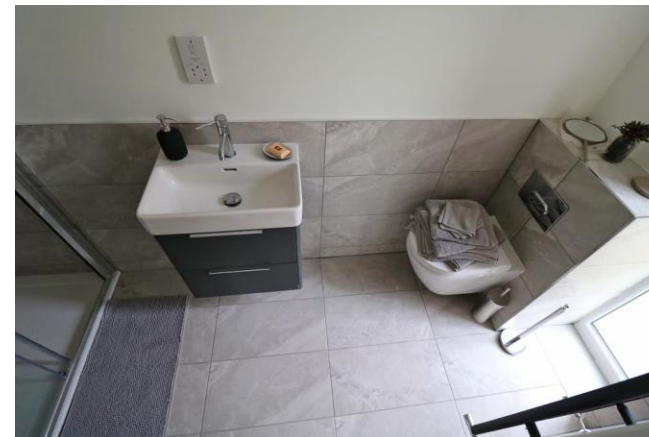
Leading to: -



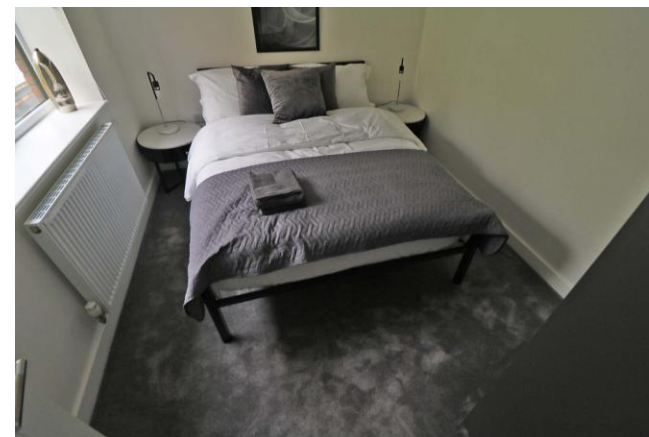
**BEDROOM 1 12' 6" x 10' 7"** (3.82m x 3.23m)



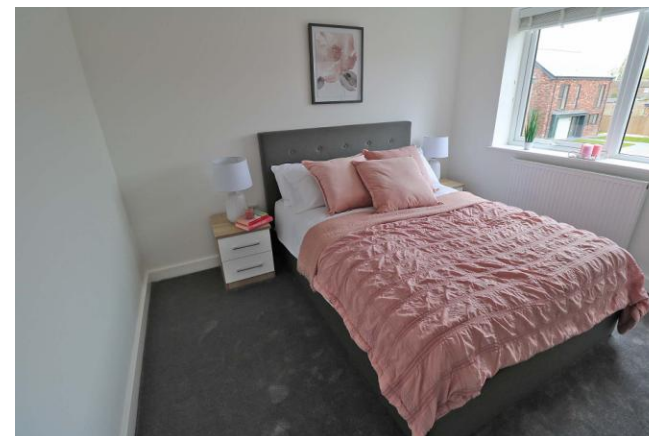
**ENSUITE 3' 7" x 10' 10"** (1.10m x 3.32m).



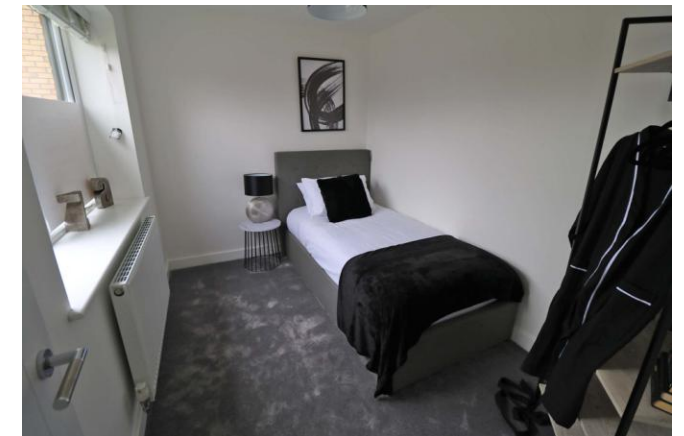
**BEDROOM 2 10' 7" x 8' 6"** (3.25m x 2.60m)



**BEDROOM 3 10' 7" x 10' 8"** (3.25m x 3.27m)



**BEDROOM 4 9' 11" x 7' 3"** (3.023m x 2.21m)



**BATHROOM 7' 2" x 7' 2"** (2.20m x 2.20m)



**OUTSIDE**

To the front there is a lawned garden with pathway leading to the front entrance door. To the side there is a driveway with off road parking leading to the detached garage. At the side there is a wooden fence with a gate giving access to the private rear lawned garden with patio area and a wooden fenced boundary.

**FLOOR PLAN TO GO HERE**

**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236