



**156 Westgate Road,
Belton, DN9 1QB**

• This well presented three bedroomed bungalow is located in the highly popular village of Belton well placed to all local amenities and motorway networks. Briefly comprising entrance porch, living room, dining room, kitchen, three bedrooms one with ensuite facility, family bathroom with a lovely claw foot bath and conservatory. The bungalow offers ample off-road parking for several vehicles with a drive through single garage that takes you to the rear garden where there is an additional extra-large garage with up and over door. There is also an additional outbuilding offering storage. There is a lovely lawned garden area all surrounded by a wooden fence boundary. Viewing is highly recommended on this delightful bungalow.

Contact Agents to arrange a viewing! •

- 3-bedroom detached bungalow - Porch / Living room / Dining room - Kitchen / 3 bedrooms / Ensuite facility - Family bathroom / Conservatory - Front & rear gardens - Drive through single garage - Good motorway access •

Price Region: £300,000

DETACHED BUNGALOW

ENTRANCE PORCH: Side glass panelled door and side screen leading into hallway. Laminate flooring. Built in storage. Loft access. Radiator.



LIVING ROOM: 23' 6" x 11' 8" (7.186m x 3.563m) Front facing windows one with a bow. Brick inglenook style fireplace with stone hearth and multi fuel stove. Television point. Radiators. Archway open plan leading into: -



DINING ROOM: 9' 9" x 9' 1" (2.994m x 2.771m) Side facing window. Radiator.



KITCHEN: 9' 8" x 9' 7" (2.948m x 2.939m) Side facing window. Fitted base and wall units with glass fronted cupboards, drawers, and wine cupboard. Provision for washing and dishwasher. Free standing gas cooker. Radiator.



BEDROOM 1: 15' 1" x 8' 7" (4.601m x 2.620m) Rear facing window. One wall of built in wardrobes. Television point. Radiator.



ENSUITE: Side facing window. Low level pedestal hand wash basin and WC. Walk-in shower. Tiled walls. Radiator.



BEDROOM 3: 9' 5" x 8' 9" (2.873m x 2.679m) Side facing window. Laminate flooring. Television point. Radiator.



BEDROOM 2: 11' x 11' 0" (3.641m x 3.378m) Rear facing windows and French doors. Television point. Radiator.



CONSERVATORY: 11' 8" x 7' 10" (3.581m x 2.412m) Triple aspect windows. Side facing patio doors overlooking garden. Tiled floor.



BATHROOM: 8' 11" x 5' 7" (2.727m x 1.709m) Side facing window. Low level hand wash basin and WC. Clawfoot bath with hand shower. Laminate flooring. Mermaid walls. Heated towel rail.



OUTSIDE: To the front of the property there is a tarmacked driveway allowing parking for several cars surrounded by a low brick boundary. The driveway at the side with more parking leads to a drive through single garage with up and over doors both ends that then leads to a driveway taking you to an additional extra-large garage with up and over door and side door. The garden is mostly lawned surrounded by a wooden fence boundary. Outside light and tap.



SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band: C

TENURE: Freehold assumed

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