



**92 Doncaster Road,
Westwoodside, DN9 2EE**

- This wonder family home is located in the popular village of Westwoodside. Offering superb family accommodation. Briefly comprising reception hallway, cloakroom, living room, dining room, conservatory and breakfast kitchen. First floor landing, 4 bedrooms and family shower room, Above the double garage is a balcony feature. The property has the most remarkable far-reaching views over countryside. This property is well located for all local amenities to include schools, doctors and motorway access. Viewing is essential to appreciate what this wonderful property has to offer! Contact Agents to arrange a viewing! •
- 4-bedroom detached house - Hallway / cloakroom / dining room - Conservatory / breakfast kitchen - 4 bedrooms / family shower room - Feature balcony - Panoramic views over countryside - lovely patio area •

Price Region: £349,950

NOW REDUCED TO £342,500.

DETACHED 4 BEDROOM HOUSE

RECEPTION HALL Upvc front door leading into the pleasant welcoming hallway with staircase that leads to the first-floor landing and bedrooms. Understairs storage cupboard. Radiator.

CLOAKROOM Front facing frosted window. WC and hand wash basin with vanity cabinet above and shaving point. Shower cubicle. 1/2 tiled walls and tiled floor. Heated towel rail

LIVING ROOM 17' 5" x 13' 4" (5.333m x 4.073m) Front facing bow window. Living flame gas fire with marble insert and hearth and decorative cream fireplace surround. Television point. Radiators. Double glass panelled doors leading into: -



DINING ROOM 12' 9" x 9' 9" (3.894m x 2.973m) Personal door leading into kitchen. Radiator. Additional double glass panelled doors leading into: -



CONSERVATORY 12' 8" x 9' 11" (3.868m x 3.031m) Brick base with triple aspect windows. Side entrance door leading to the private enclosed patio and garden area. Radiator.



BREAKFAST KITCHEN 20' 11" x 9' 8" (6.387m x 2.950m) Rear and side facing windows. Rear entrance door to garden. Extensive range of fitted oak style base and wall units with display shelving and wine rack. Dresser style glass fronted display doors and drawers. Worktop incorporating a stainless-steel single bowl drainer sink with mixer taps. Half tiled walls. Breakfast bar. Chrome five ring gas hob with extractor hood above. Built in oven. Larder storage. Integrated dishwasher and fridge freezer. Provision for washing machine. Down lights. Radiator.



LANDING Built in floor to ceiling storage cupboards.



BEDROOM 1 17' 7" x 13' 7" (5.372m x 4.160m) Front facing window with open views. Radiator.



BEDROOM 2 12' 11" x 9' 8" (3.962m x 2.960m) Rear facing window. Front facing tilt and slide partition to balcony with decorative wrought iron railing and panoramic views. Radiator.



BEDROOM 3 12' 8" x 9' 9" (3.869m x 2.981m) Rear facing window overlooking garden. Radiator.

BEDROOM 4 9' 1" x 8' 11" (2.788m x 2.731m) Front facing window with panoramic views. Radiator

SHOWER ROOM 7' 11" x 6' 2" (2.421m x 1.889m) Rear facing window. Walk-in shower with rain shower head. Low flush WC and vanity sink with drawers under. Vanity mirrored cabinet. Tiled floor. Down lights. Radiator.



OUTSIDE To the front of the property there is a low brick boundary and driveway leading to the attached double garage. There is also a centra pathway leading to the front of the property. There is a lawned area with establish trees and shrubs. To the rear of the property there is a lawned garden with flower borders and shrubs and a delightful patio area all surrounded by a wooden fenced boundary. Outside lighting and tap.



SERVICES: Mains, water, electricity and drainage
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band:D
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236