

## **2 BEDROOM DETACHED BUNGALOW**



**4 BELWOOD DRIVE BELTON, £225,000**

**NOW REDUCED TO : £220,000**

**NO CHAIN. VACANT POSSESSION.** A detached bungalow standing on a large corner plot with potential to extend with the correct planning permission being obtained. Located in the village of Belton. Ideally situated within easy access to all local amenities including shops, schools and the M180 motorway network for commuting to Leeds, Sheffield, Doncaster and Scunthorpe. Comprising of an entrance hallway, lounge, kitchen, two bedrooms and bathroom. Lawned side and rear gardens. Driveway with parking and larger than an average single garage. Upvc double glazed. Gas fired central heating. Viewing is highly recommended. Contact agents for internal inspection.

**ACCOMMODATION:**

**GROUND FLOOR ONLY:**

**ENTRANCE HALLWAY:** Front facing window and entrance door leads into the L-shaped hallway. Loft access. Airing cupboard. Radiator.



**LOUNGE:** 14' 0" x 10' 5" (4.272m x 3.199m) Front facing bow window. Coved ceiling. Television point. Radiator.



**KITCHEN:** 13' 11" x 9' 1" (4.263m x 2.771m) Rear facing French doors with glass side screens giving access to garden. Fitted cream high gloss wall and base units with drawers. Worktop incorporating a stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splash backs. Plumbing for washing machine. Built in stainless steel single oven and four ring gas hob with extractor fan over. Radiator.



**BEDROOM 1:** 12' 3" x 10' 4" (3.742m x 3.157m) Front facing window. Radiator.



**BEDROOM 2: 11' 7" x 9' 0" (3.556m x 2.766m)** Rear facing window. Radiator.



**BATHROOM: 6' 1" x 5' 9" (1.874m x 1.765m)** Rear facing window. Fitted white suite comprising of a vanity sink unit incorporating a low-level WC and storage cupboard and p-shaped bath with shower over and folding glass shower screen. Partially tiled walls. Radiator.



**OUTSIDE:** To the front of this bungalow there is a brick block paved driveway and access to a larger than average single garage with up and over door and power. A side wooden gate gives access to the rear. The rear garden is lawned and is enclosed by a wooden fence boundary. External tap and lights.

#### The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

#### Misrepresentation

Keith Clough give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.