



4 Belwood Villas, Beltoft, DN9 1LZ

● Nestled in the picturesque hamlet of Beltoft this delightful 4-bedroom semi-detached home within easy reach of nearby villages & historic market town of Epworth offering a wide range of amenities to include shops, cafes, schools, doctors & excellent motorway connections.

Briefly comprising entrance porch, hallway, living room, kitchen, shower room & conservatory. Upstairs 4 bedrooms, bathroom & walk-in dressing room. To the front of the property a driveway offers off-road parking for several vehicles enclosed by mature hedging. The extended tandem-style integral garage with an up & over door & double doors at the rear fitted with power, lighting & shelving. The rear garden with lawned area & established trees, shrubs & open views. A patio area with pergola & raised feature pond is also included.

Outbuildings include a brick workshop, wooden workshop & hot tub room along with brick and log stores. The garden is enclosed by mature trees & hedging. □Contact the agents today! ●

● 4-bedroom semi detached house - Hallway / Living room / Kitchen / Shower room - Conservatory / Landing / 4 bedrooms - Walk-in dressing room / Bathroom - Workshops and hot tub room - Extra long tandem style garage & off-road parking - Front & rear gardens ●

Price Region: £229,950

THE PROPERTY Nestled in the picturesque hamlet of Beltoft this delightful four-bedroom semi-detached home offers spacious living, generous outdoor areas, and a peaceful countryside setting, all within easy reach of nearby villages and the historic market town of Epworth. Epworth provides a wide range of amenities including shops, cafes, schools, medical facilities, and excellent motorway connections, making this an ideal location for both family life and commuting. The property briefly comprises an entrance porch, hallway, living room, kitchen, shower room and conservatory. Upstairs there are four bedrooms, family bathroom and a walk-in dressing room. To the front of the property there is a large driveway providing off-road parking for several vehicles all enclosed by mature hedging. This leads to an extended tandem-style integral garage with an up-and-over door at the front and double doors at the rear. The garage is fitted with power points, lighting and ample shelving. The rear garden has a lawned area and surrounded by established trees and shrubs with open views of the surrounding countryside. A patio area with a pergola and a raised feature pond is also included. Outbuildings include a brick workshop, a wooden workshop and a hot tub room, along with brick and log stores. The garden is fully enclosed by mature trees and hedging. Contact the agents today to arrange your viewing! Solar panels are also included!

ENTRANCE PORCH Side facing window and entrance door. Tiled floor and personal door leading into the garage. Internal door leading off into the reception hallway.

HALLWAY: Staircase leading to the first-floor landing and bedrooms. Radiator



SHOWER ROOM Vanity sink unit with display top. WC and shower cubicle. Heated towel rail.

LIVING ROOM 12' 5" x 12' 2" (3.792m x 3.720m) Front facing window with open views. Recess with beamed mantel and cast iron multipurpose fuelled fire and tiled hearth. Built-in base cupboard. Solid oak flooring. Radiator.



KITCHEN 16' 4" x 11' 6" (5.002m x 3.510m) Rear facing by-folding doors leading to the Dayroom. A modern kitchen with fitted base and wall units with frosted cupboards and drawers and corner pantry Six ring gas range with double fan oven and extra fan above. Built-in cupboard to the side and above. Belfast sink with mixer taps. Integral dishwasher and provision for fridge freezer. Central island with breakfast bar and drawers. 1/2 tiled walls. Built in storage. Personal door leading into the garage.



CONSERVATORY 17' 1" x 15' 5" (5.216m x 4.720m) Brick base with UPVC side and rear facing windows and a rear entrance door. A range of built-in storage cupboards and a high-level cupboard. Worktop with provision for washing and tumble dryer. Television point. Raised tiled hearth with cast iron log burner stone hearth.



LANDING Split level landing with loft access. The loft has been boarded out with lighting.

BEDROOM 1 16' 5" x 9' 6" (5.013m x 2.901m) Velux window with panoramic views over countryside. Under eave storage. Television point. Laminate flooring. Radiator



WALK-IN DRESSING ROOM Velux window and under eaves storage.

BEDROOM 2 12' 8" x 10' 11" (3.874m x 3.344m) Front facing window with panoramic views over countryside. Fitted wardrobes. Television point. Cushion flooring. Radiator.

BEDROOM 3 10' 9" x 10' 1" (3.302m x 3.098m) Rear facing window with views over farmland. Television point. Radiator

BEDROOM 4 / STUDY Front facing window with wonderful views. Built-in wardrobe. Radiator.

BATHROOM 7' 10" x 6' 8" (2.401m x 2.053m) Rear facing window. Low level pedestal hand wash basin and WC. Clawfoot bath with rain shower over. Built-in floor to ceiling storage housing the gas fired central heating boiler in the top. Heated towel rail. Partially tiled walls and tiled floor



OUTSIDE To the front of the property there is off road parking allowing for several vehicles all enclosed by a hedged boundary to either side. This leads to the integral extended tandem style garage with up and over door with ample shelving, power points and double doors. To the rear of the property there is a lawned garden with established trees and shrubs. There is a patio area with a pergola and feature raised pond. There are outbuildings to include a brick workshop, wooden workshop and a hot tub room. Also included are brick and log stores. The garden is all enclosed by mature trees and hedges with open views to the countryside at the end. Outside lighting and tap



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: A

TENURE: Freehold assumed

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