



**1 Johnson Close,
Belton, DN9 1TB**

• A much loved family home located on a pleasant cul-de-sac in the sought after village of Belton. Ideally situated within walking distance to all local amenities including shops, school and the M180 motorway network for commuting to Leeds, Sheffield, Doncaster and Scunthorpe. Boasting ample living accommodation. Comprising of an entrance lobby, living room and dining room to the ground floor. Bedroom one with ensuite facilities, two further bedrooms and a family bathroom to the first floor. Brock block paved driveway to the side. Lawned rear garden with patio area. Upvc double glazed. Gas fired central heating. Viewing is essential. Contact agents for internal inspection. •

• Detached family home - Pleasant location - Living room - Dining room - Kitchen - Three bedrooms - Ensuite facilities •

Price Region: £205,000

DETACHED HOUSE

ENTRANCE LOBBY: Front facing upvc entrance door leads into lobby. Side facing window. Staircase leading to first floor landing and bedrooms.

LIVING ROOM: 16' 5" x 14' 8" (5.011m x 4.486m)
Front facing bay window. Modern fireplace surround with electric fire. Television point. Half glass panelled doors into dining room. Radiator.



DINING ROOM: 11' 2" x 9' 10" (3.412m x 3.016m) Rear facing patio doors giving access to garden and patio. Built in storage. Laminate floor. Built in storage. Radiator.



KITCHEN: 11' 6" x 9' 4" (3.509m x 2.865m) Rear facing window and entrance door. Fitted wall and base units with drawers and larder storage. Provisions for white goods. Beech worktop incorporating a stainless-steel single bowl drainer sink with mixer tap. Tiled splash backs. Built in oven and four ring gas hob with extractor hood over. Ceiling spotlights. Laminate floor.



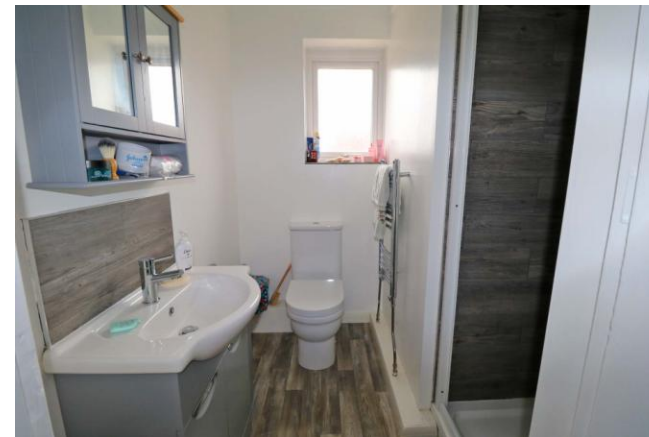
FIRST FLOOR:

LANDING: Side facing window.

BEDROOM 1: 13' 4" x 9' 1" (4.089m x 2.787m) Front facing window. Television point. Built in storage cupboard. Radiator.



ENSUITE: 6' 0" x 3' 7" (1.841m x 1.097m) Side facing window. Fitted suite comprising of a vanity sink unit with tiled splash backs and low level WC. Fully tiled shower cubicle. Heated towel rail.



BEDROOM 2: 10' 10" x 9' 10" (3.322m x 3.012m) Rear facing window. Television point. Radiator.



BEDROOM 3: 11' 0" x 8' 6" (3.353m x 2.610m) Rear facing window. Radiator.



BATHROOM: 7' 8" x 5' 5" (2.352m x 1.676m) Fitted suite comprising of a low-level WC, pedestal wash basin and panelled bath with hand shower attachment. Tiled walls. Heated towel rail.



OUTSIDE: The front of this family home offers a brick block paved driveway with parking. A wooden gate to the side gives access to the rear. The rear garden is lawned with a patio area, external tap and lights and is all enclosed by a wooden fence boundary.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band: B

TENURE: Freehold assumed

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