

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



23 Westgate Road, Belton, DN9 1PY

- An extended older type Detached House • Large plot of about 0.25 acres (1000m²) •
- 3 Bedrooms • Huge Snooker Room extension • Gas central heating • PVCu Double Glazing • South facing rear garden • Only one mile from junction 2 M180 •
- Refurbishment and/or redevelopment opportunity •



£ 320,000



A traditional double fronted Detached House estimated to date from around 1900 with a substantial single-story extension to the rear which is large enough to accommodate a full sized snooker table (which is included in the sale).

The house occupies a generous plot which adjoins the historic Belton Fields rural landscape to the south. The property is convenient for access to the motorway network and only 2 miles from the well served small town of Epworth with its excellent range of facilities.

In need of some timely updating the accommodation comprises: -

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with PVCu exterior door, radiator and understairs storage cupboard.

SITTING ROOM (3.93m x 3.66m) front and side facing windows, radiator and open fire place.

DINING ROOM (3.94m x 3.65m) front and side facing windows, radiator and open fire place.

KITCHEN (4.67m x 3.16m) having pleasant rear garden outlook, radiator and gas central heating boiler. Range of fitted units with integrated double oven and hob. Cloak Room off.

SNOOKER ROOM (7.70m x 5.10m) with side facing windows, 2 radiators and patio doors to rear garden.

First Floor

LANDING with rear facing window.

BEDROOM 1 (3.67m x 3.93m) radiator and front facing window.

BEDROOM 2 (3.93m x 2.70m) radiator and front facing window.

BEDROOM 3 (3.44m x 1.78m) radiator and front facing window.

BATHROOM (3.65m max length x 1.84m) fully tiled to walls with 4 piece suite including bath, wash basin, toilet and shower cubicle. Radiator and airing cupboard.

OUTSIDE

The house occupies a large plot of about 0.25 acres with extensive south facing rear garden which adjoins open countryside beyond. Double width driveway access with parking space for multiple vehicles.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY

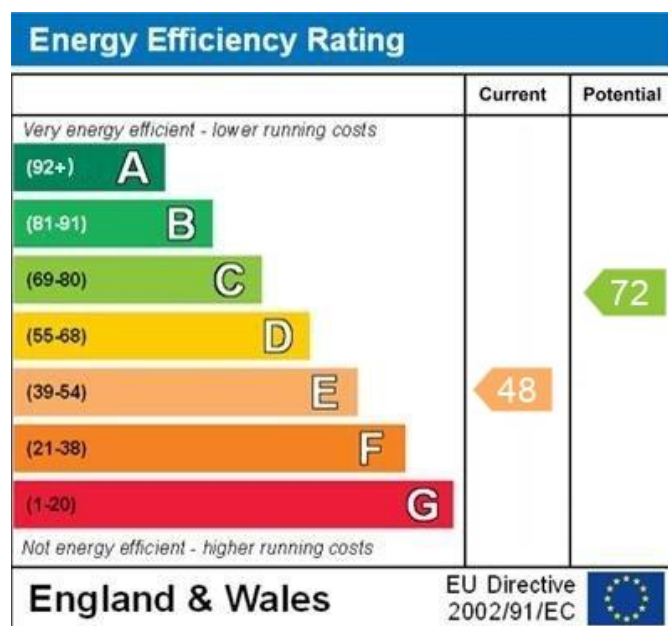
North Lincolnshire Council

COUNCIL TAX Band 'D' (on-line enquiry)

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684



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Ground Floor

Approx. 99.0 sq. metres (1065.3 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 142.8 sq. metres (1536.8 sq. feet)

Consumer Protection Regulations

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. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
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