



**108 Westgate Road,
Belton, DN9 1QG**

- An Impressive 4-bedroom detached family home in the village of Belton offering exceptional family living. The property boasts a welcoming & versatile interior with a range of open-plan living spaces designed to suit modern family life. Ground floor briefly comprises entrance lobby, hallway, WC, living room, living kitchen, sunroom & snug. First floor 4 bedrooms, en-suite & bathroom. To the front a driveway with ample off-road parking enclosed by a low brick boundary wall. Side vehicle access leads to the rear garden. Double wooden gates with access to a detached double garage. The rear garden offers a wonderful combination of established mature trees & shrubs, attractive walkways & secluded outdoor entertaining areas. A gated brick wall leads through to a lawned garden while a lovely patio area with a built-in brick barbecue. Further features include a brick-built log store with double wooden doors, a summer house/studio with mezzanine floor & separate walk-in storage room.

- 4-bedroom detached family home - Beautifully presented throughout - Open plan modern living - Private garden with built BBQ patio - Double garage - Driveway with ample off-road parking - Wonderful interesting out buildings •

Price Region: £395,000

THE PROPERTY

ENTRANCE LOBBY Upvc door and windows leading into the lobby area.

Open plan into: -

RECEPTION HALLWAY Side facing window. Staircase leading off to the first-floor landing and bedrooms. Radiator.



CLOAKROOM Side facing window. WC and pedestal hand wash basin with tiled splash back. Tiled floor. Radiator.

LIVING ROOM 16' 0" x 12' 0" (4.878m x 3.683m) Front facing bow window. Rustic brick fireplace with open grate and brick hearth with beamed mantel. Feature arched recesses television point. Radiator.



LIVING KITCHEN 20' 5" x 18' 1" (6.237m x 5.531m)
The kitchen benefits from dual-aspect windows, a newly fitted range of base and wall cupboards with drawers, and a beech worktop incorporating a stainless-steel single-bowl sink with drainer and mixer tap. Integrated appliances include an induction hob with extractor hood above and a built-in oven. There is provision for a dishwasher, washing machine and additional white goods. Further features include ceiling downlights and laminate flooring



The kitchen is open plan, leading into:

SUNROOM 14' 0" x 9' 11" (4.292m x 3.028m) Vaulted ceiling with ornamental beams. Triple aspect window and side French doors opening onto the patio area. Laminate flooring. Velux window. Ceiling downlights. Radiator.



Open plan into: -

SNUG 11' 1" x 8' 9" (3.390m x 2.679m) Laminate flooring. Radiator.

FIRST FLOOR LANDING L-shaped landing. Side facing window. Built-in storage and display shelving.

BEDROOM 1 15' 7" x 12' 1" (4.764m x 3.703m) Front facing window. Radiator.



ENSUITE 8' 10" x 7' 6" (2.712m x 2.290m) Front facing window. Bath with hand shower and tiled splashbacks. WC and vanity sink unit with tiled display top. Floor to ceiling storage. Tiled floor. Downlights. Radiator.

BEDROOM 2 11' 0" x 9' 11" (3.355m x 3.041m) Side facing window. Radiator.



BEDROOM 3 9' 11" x 9' 0" (3.041m x 2.749m) Rear facing window. Radiator. Television point.



BEDROOM 4 9' 11" x 9' 0" (3.041m x 2.749m) Rear facing window with views over garden. Radiator. Television point.

BATHROOM 7' 11" x 5' 0" (2.417m x 1.525m) Side facing window. Double walk-in shower cubicle. WC and hand wash basin. Tiled splashbacks and tiled floor. Radiator.

DOUBLE GARAGE Double wooden doors. Widest point measuring 18' 5" x 13' 6" (5.622m x 4.139m). Log and bin store attached

BRICK SUMMER/STORAGE 15' 0" x 12' 6" (4.595m x 3.817m) Rear patio doors. Concrete floor. Mezzanine floor. Walk-in storage. Electric heater.

STORAGE WITHIN SUMMERHOUSE 11' 9" x 7' 4" (3.584m x 2.242m) Side facing window. Television point. Heater.

OUTSIDE Externally, the property continues to impress. To the front, a generous driveway provides ample off-road parking, enclosed by an attractive low brick boundary wall. Side vehicle access leads to the rear garden, while double wooden gate provides access to the detached double garage. The extensive rear garden is a particular highlight, offering a wonderful combination of established planting, mature trees and shrubs, attractive walkways and secluded outdoor entertaining areas. A gated brick wall leads through to a lawned garden, while a lovely patio area with a built-in brick barbecue provides the perfect setting for outdoor dining and entertaining. Further features include a brick-built log store with double wooden doors, a substantial detached summer house or studio with a mezzanine floor, and a separate walk-in storage room, offering excellent versatility for hobbies, home working or additional storage



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band:

TENURE: Freehold assumed

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