



**Belton Gate Villas, 1 Belton Road,
Epworth, DN9 1JW**

- A fantastic opportunity to acquire a generously sized 3–4-bedroom semi-detached property in the sought-after market town of Epworth. Perfectly located close to local amenities to include schools, doctors, shops & excellent motorway access. This family home offers a lounge, dining room, kitchen & family bathroom. Upstairs comprises three double size bedrooms & additional bedroom. One of the bedrooms with en-suite facilities & another with French doors & balcony with open views. To the front there is a stone driveway providing ample off-road parking, continuing down the side of the property through a wooden gate to a detached double garage. The front garden is gravelled with a neat hedge boundary, while the generous rear garden features a paved patio, a lawn with mature trees, a wooden shed all fully enclosed with fencing and hedging. Outside lighting and tap. This family home offers both indoor & outdoor space in a popular location. Early viewing is highly recommended. With
- Spacious 3 - 4 bedroom semi detached house - Entrance lobby / Living room / Dining room - Kitchen / Inner lobby / Bathroom - First floor 3-4 bedrooms & ensuite - Bedroom with balcony - Open views to the front - Garden to the front & rear •

Price Region: £265,000

Now Reduced To: £254,950

ENTRANCE LOBBY Upvc door with staircase leading to first floor landing and bedrooms. Radiator.

LIVING ROOM 13' 9" x 13' 0" (4.211m x 3.976m) Front facing window with views over farmland. Wall mounted electric fire. Television point. Radiators. Walk-in storage cupboard with side facing window, radiator and shelving.



INNER DINING ROOM 16' 1" x 7' 8" (4.920m x 2.341m) Side facing window. Radiators. Open plan opening into the kitchen.



KITCHEN 17' 4" x 9' 11" (5.288m x 3.034m) Side facing window and rear French doors opening onto the patio and extensive garden. There is also an additional side entrance door. A range of fitted base and wall cupboards with drawers, wine rack and larder storage cupboard. Worktop incorporating one and half stainless-steel single bowl drainer with mixer taps and tiled splash backs. Free standing fridge and freezer, dishwasher and washing machine. Provision for gas cooker/range. Laminate floor. Downlights. Radiator.



INNER LOBBY Laminate flooring. Built in storage cupboard with radiator.

BATHROOM 12' 1" x 6' 0" (3.699m x 1.835m) Rear facing window. White WC and pedestal vanity sink unit with cupboard above. Corner bath with electric shower over and side screen. Laminate flooring. Downlights. Radiator. Partially tiled walls.



FIRST FLOOR LANDING Side facing window. Loft access. Radiator.

BEDROOM 1 10' 11" x 10' 8" (3.337m x 3.258m) Front facing window with open views. One wall with built in wardrobes with sliding doors. Television point. Radiator.



ENSUITE Front facing window. WC and pedestal hand wash basin. Shower cubicle. Fully tiled walls. Laminate flooring. Radiator.



BEDROOM 2 10' 8" x 9' 9" (3.270m x 2.993m) Rear facing window with views over garden. Radiator.



BEDROOM 3 8' 3" x 6' 0" (2.530m x 1.846m) Dressing area, nursery, study with radiator with access into: -



BEDROOM 4 11' 8" x 9' 3" (3.562m x 2.826m) Rear facing French doors with high brick balcony. Television point. Radiator.



OUTSIDE To the front there is a stone driveway providing ample off-road parking, continuing down the side of the property through a wooden gate to a detached double garage. The front garden is gravelled with a neat hedge boundary, while the generous rear garden features a paved patio, a lawn with mature trees, a wooden shed, and is fully enclosed with fencing and hedging. Outside lighting and tap. Upvc double glazing.



FLOOR PLAN TO GO HERE

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