



## **25 Jeffrey Lane, Belton, DN9 1LU**

- An extended family home situated in the heart of Belton, offering excellent motorway access and a wide range of local amenities close by. Occupying a corner plot, the property benefits from two separate driveways providing ample off-road parking with one driveway leading to a single detached garage. The side and rear gardens feature lawned areas and a patio. The accommodation briefly comprises reception hall, inner hallway, dining kitchen, snug and cloakroom. To the first floor are four well-proportioned bedrooms, a family bathroom and an additional shower room. Further benefits include uPVC double glazing and air source heat pump. Viewing is highly recommended to fully appreciate the generous size and excellent layout of this family home. Contact the agents today to arrange your viewing. 📞
- 4-bedroom semi-detached house - Spacious extended property - Positioned on corner plot - Bathroom and shower room - Good local amenities - Ample off-road parking - Good motorway access •

**Price Region: £239,950**



**SEMI-DETACHED HOUSE**

**RECEPTION LOBBY** Front facing entrance door with front and side facing windows. Personal door leading into hallway.

**HALLWAY** Front facing window. Staircase leading to first floor landing and bedrooms. Under stair storage. Radiator. Laminate flooring.



**INNER HALL** 13' 2" x 6' 0" (4.030m x 1.848m) Front facing window. Ceiling spotlights. Radiator. Laminate flooring.

**LIVING ROOM** 16' 8" x 10' 11" (5.084m x 3.338m) Rear facing window and French doors leading to the patio and lawned garden. Television point. Inglenook style fireplace with beamed mantel and slate hearth with multi fuel stove. Radiator.



**DINING KITCHEN** 16' 4" x 12' 5" (5.306m x 3.786m) Double aspect windows. Fitted base units with drawers. Worktop incorporating one and half bowl single drainer with mixer tap and tiled splash back. Induction hob and built in oven. Provision for whitegoods. Ceiling spotlights. Radiator.



**REAR LOBBY** Entrance door. Laminate flooring. Radiator

**CLOAKROOM** Side facing window. Vanity hand sink unit and WC. Laminate flooring.

**SNUG/ DINING ROOM** 11' 2" x 9' 11" (3.411m x 3.027m) Rear facing window. Laminate flooring. Television point. Ceiling spotlights. Radiator.



**FIRST FLOOR**

**LANDING HALLWAY** Front facing window. Loft access. Built in storage. Radiator.



**BEDROOM 1** 16' 8" x 9' 11" (5.090m x 3.046m) Rear facing window. Recess storage with window. Television point. Ceiling spotlights. Radiator.



**BEDROOM 2** 12' 4" x 10' 11" (3.779m x 3.344m) Rear facing window. Television point. Ceiling spotlights. Radiator.



**BEDROOM 3** 10' 11" x 10' 0" (3.344m x 3.073m) Rear facing window. Television point. Ceiling spotlights. Radiator.

**BEDROOM 4** 10' 9" x 6' 6" (3.290m x 1.983m) Rear facing window. Television point. Ceiling spotlights. Radiator.

**BATHROOM** 9' 4" x 8' 9" (2.858m x 2.691m) Front facing window. WC and hand wash basin with tiled splash backs. Bath with tiled splash backs. Ceiling spotlights. Heated towel rail.



**SHOWER ROOM** Front facing window. Tiled shower cubicle. Radiator.



**OUTSIDE** Driveway with parking for several vehicles giving access to a single detached sectional garage and second driveway to the front of the property. Positioned on a corner with a wraparound garden. Lawned gardens to the rear and side with a paved patio area. The garden has mature trees all privately enclosed by mature hedges, trees and a wooden fence boundary. External lights and tap.

**SERVICES:** Mains water, electricity, drainage and air source heat pump.

**LOCAL AUTHORITY:**

**COUNCIL TAX:** Band: B

**TENURE:** Freehold assumed

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