



**181 Westgate Road,
Belton, DN9 1QA**

• This lovely two bedroom semi detached bungalow is situated in the popular residential area of Belton. Being close to all local amenities and motorway networks. Briefly comprising entrance lobby, living dining room, kitchen, rear lobby, inner hallway, dressing room, bedroom one with ensuite, bedroom two and shower room. To the front of the property there is a manicured front lawned garden with a hedge boundary. There is a driveway allowing parking for a couple of vehicles that takes you to the frontage of the property where there is a step into the front of the property. To the rear of the property there is a wonderful minimal maintenance garden with a delightful patio area surrounded by established shrubs and manicured hedges. This property is worthy of a viewing to appreciate what is on offer. Contact Agents to arrange a viewing! •

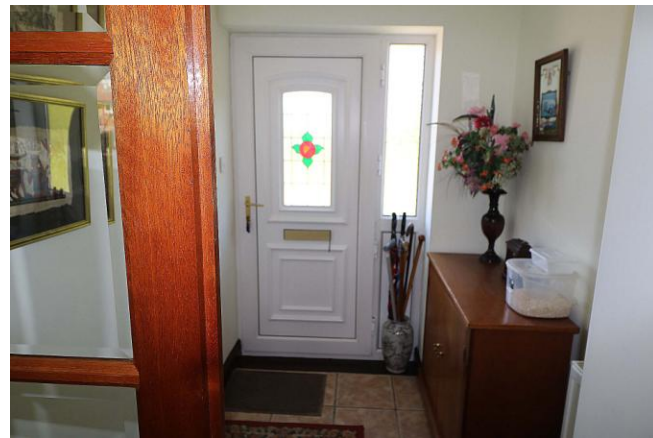
• Two-bedroom semi-detached bungalow - Entrance lobby / Living dining room - Kitchen / Rear lobby / Inner hallway - Bedroom 1 with ensuite / Bedroom 2 - Shower room - Garden to front and rear - Enclosed front garden with driveway & ample parking •

Price Region: £229,950

Now Reduced To: £209,950.

SEMI-DETACHED BUNGALOW

ENTRANCE LOBBY Upvc door with glass side screen. Tiled floor. Radiator.



Double glass panelled doors open into the: -

LIVING DINING ROOM 30' 0" x 11' 11" (9.168m x 3.656m) Front facing windows. Laminate floor. Impressive wooden fireplace surround with tiled inset and hearth with living flame gas fire. Television points. Radiators.



KITCHEN 18' 7" x 8' 11" (5.666m x 2.722m) Rear facing windows overlooking garden. Extensive fitted base and wall units with glass fronted cupboard, drawers, larder storage and corner display. Free standing gas cooker. Worktop incorporating a single bowl drainer sink with mixer taps. Provision for washing machine, dishwasher and fridge freezer. Half tiled walls and tiled floor. Radiator.

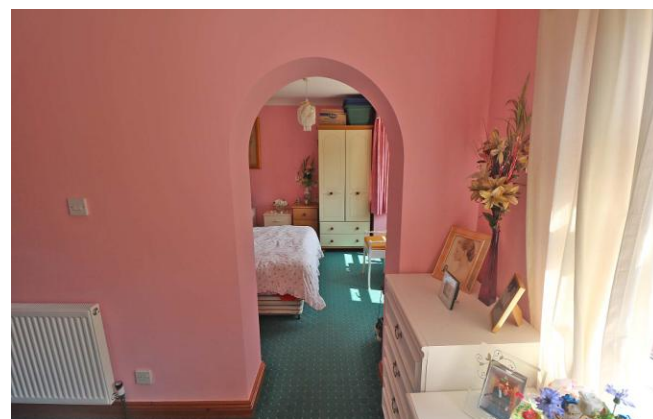


Rear glass panelled door leading into: -

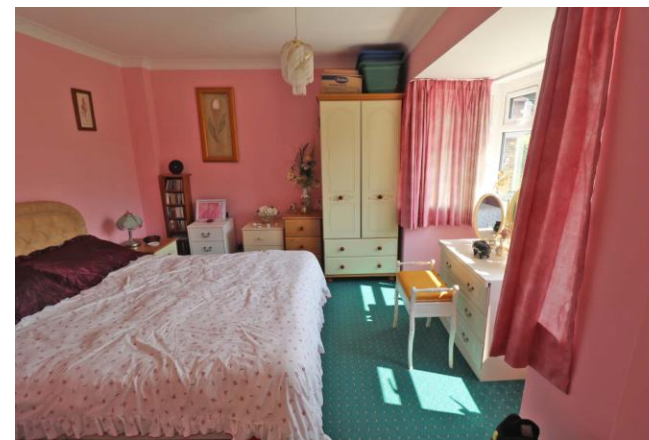
REAR LOBBY Side door to garden and patio. Fitted larder storage.

INNER HALLWAY Loft access. Laminate flooring.

DRESSING ROOM 10' 9" x 6' 6" (3.285m x 2.006m) Rear facing window. Built-in wardrobes with mirror fronted doors. Radiators. Archway leading into: -



BEDROOM 1 12' 8" x 12' 0" (3.884m x 3.661m) Rear facing bay window. Radiator.



ENSUITE 9' 9" x 5' 9" (2.987m x 1.768m) Side facing window. Low level pedestal hand wash basin, WC, bidet and bath with shower over. Tiled walls. Down lights. Heated towel rail.



BEDROOM 2 12' 0" x 8' 5" (3.681m x 2.571m) Side facing French doors. Fitted wardrobes with mirror fronted doors. Radiator.



SHOWER ROOM Side facing window. Low level pedestal hand wash basin and WC. Shower cubicle. Tiled walls. Heated towel rail. Down lights.



OUTSIDE To the front of the property there is a manicured hedged boundary and lawned garden. To the side there is a driveway allowing ample parking leading to the front door. To the rear of the property there is a well-maintained minimal maintenance garden with patio area full of established shrubs all enclosed by a hedged boundary. Outside lighting and tap



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band:

TENURE: Freehold assumed

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