



2 NORTH MARSH ROAD GAINSBOROUGH, DN21 2RN

£230,000
FREEHOLD

****GUIDE PRICE £230,000-£250,000****

A spacious three-bedroom-plus-attic detached bungalow, ideally situated on a generous corner plot in Gainsborough. This versatile home offers ample off-road parking and well-maintained wrap-around gardens, making it perfect for families or those seeking additional space. Combining modern amenities with a convenient location, the property provides comfortable and flexible living throughout. In brief the property comprises; spacious entrance hall, a well proportioned living room, a further sitting room, kitchen, two double bedrooms and bathroom to the ground floor. To the first floor is a further double bedroom. Externally boasts with a corner plot with wrap-around gardens and off road parking.

**Kendra
Jacob**

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2 NORTH MARSH ROAD

- DETACHED DORMER BUNGALOW • THREE
- DOUBLE BEDROOMS • TWO LIVING
- ROOMS • POSITIONED ON A GENEROUS CORNER
- PLOT WITH WRAP AROUND GARDEN • OFF ROAD
- PARKING • WITHIN WALKING DISTANCE TO
- SCHOOLS • DOUBLE GLAZING • IDEAL FOR
- FAMILIES OR YOUNG COUPLES



ENTRANCE HALL

A welcoming entrance hall with a front facing Upvc door, central heating radiator, power points, understairs storage cupboard with stairs leading to the first floor.

LIVING ROOM

A well proportioned living room with a front facing double glazed bay window, a side facing double glazed window and a side facing double glazed door giving access to the outside. TV point, power points, central heating radiator and an electric fire with surround.

KITCHEN/DINER

Fitted with a range of cream wall and base units complemented by oak work surfaces incorporating a sink and drainer. The kitchen includes an integrated electric hob and oven, plumbing for a washing machine, and a wall-mounted boiler. Additional features include laminate flooring, a central heating radiator, a rear-facing double glazed window, and a UPVC entrance door providing access to the garden.

SITTING ROOM

A spacious additional living area featuring side and rear-facing double glazed windows, allowing for plenty of natural light. The room benefits from a feature brick fireplace surround, TV point, multiple power points, and a central heating radiator.

BEDROOM ONE

With a front facing double glazed window, power points and a central heating radiator.

BEDROOM TWO

With a rear facing double glazed window, power points and a central heating radiator.

BATHROOM

A three piece suite comprising a panelled bath with electric shower over, pedestal sink, low flush w/c, central heating radiator, built in storage cupboard and a side facing double glazed obscure window.

FIRST FLOOR

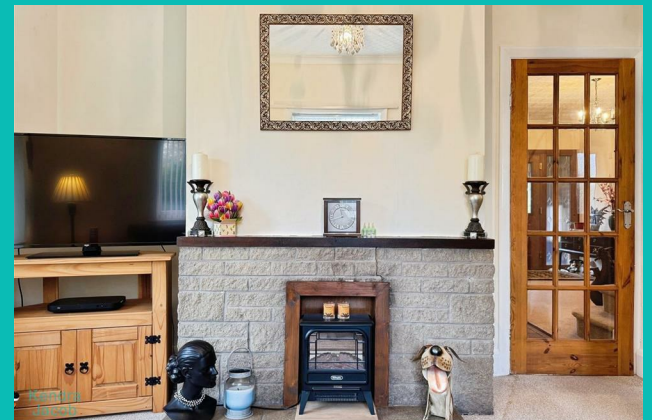
BEDROOM THREE

With a front facing double glazed window, power points and wall mounted electric radiator.

EXTERNAL

The property is situated on a generous corner plot with wrap-around gardens, mainly laid to lawn, and featuring mature trees and shrubs that provide additional privacy from the main highway. Driveway with gated access, Indian stone patio, storage shed with power and lighting.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey

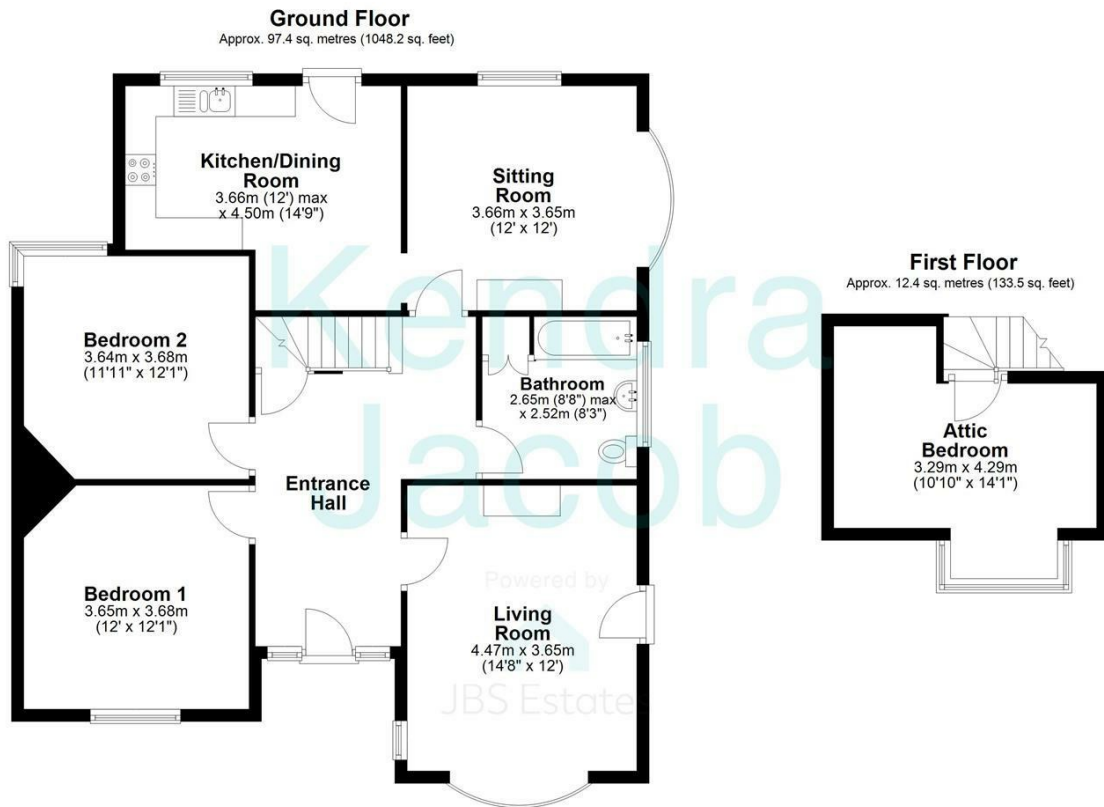
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1181.70 sq ft

Tenure – Freehold





Total area: approx. 109.8 sq. metres (1181.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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