



North Marsh Road, Gainsborough DN21 2RR

welcome to

North Marsh Road, Gainsborough

This well presented and characterful semi-detached home situated within Gainsborough presents a fantastic opportunity for first time buyers and boasts a range of desirable features including front and rear gardens, ample off road parking and two reception rooms.

Entrance Porch

With double glazed window to the front, entrance door to the side and door opening to:-

Lounge

12' 7" x 12' 6" (3.84m x 3.81m)

With double glazed bay window to the front, feature fireplace with wooden mantle, coving to the ceiling and radiator.

Dining Room

12' 4" x 12' 2" (3.76m x 3.71m)

With double glazed windows to the side and rear, stairs rising to first floor, coving to the ceiling, built in storage and radiator.

Kitchen

17' 2" x 6' 1" (5.23m x 1.85m)

With double glazed window to the side and double glazed door opening to the rear garden, a fitted kitchen in a range of wall and base units with wooden work surfaces, range cooker with extractor fan fitted above, wall mounted gas central heating boiler, inset butler style sink and drainer, radiator, tiling and space for dishwasher.

Utility Room / Wc

6' 9" x 6' 9" (2.06m x 2.06m)

With two obscured double glazed windows to the rear and side, wc, wash hand basin, space for washing machine/dryer, space for fridge freezer and extractor fan.

First Floor Landing

With loft access point and built in over-stairs cupboard.

Bedroom One

12' 6" x 12' 6" max (3.81m x 3.81m max)

With double glazed window to the front and radiator.

Bedroom Two

12' 3" x 6' 11" (3.73m x 2.11m)

With double glazed window to the rear and radiator.

Shower Room

6' 3" x 8' 1" (1.91m x 2.46m)

With obscured double glazed window to the side, walk in shower, wc, wash hand basin, chrome heated towel rail, inset ceiling lights and extractor fan.

Outside

Property benefits from a driveway to the front providing off road parking and gated access to further driveway, with a wall fronted area of lawn and ornamental bushes alongside. Situated to the rear is a generous enclosed garden with gated off road parking leading to the detached sectional garage, an area of hardstanding with timber shed, gravel areas, areas of lawn, a greenhouse, raised borders and seating area.

Detached Sectional Garage

16' x 8' (4.88m x 2.44m)

Not currently used for car storage with a pedestrian door to the front, power and light.

Agent's Note

Under the terms of the Estate Agents Act 1979 please note that the vendor of this property is an employee of the Connells Group.





view this property online williamhbrown.co.uk/Property/LCR121377



welcome to

North Marsh Road, Gainsborough

- WELL PRESENTED SEMI-DETACHED HOME
- CHARACTERFUL ACCOMMODATION THROUGHOUT
- TWO BEDROOMS
- SHOWER ROOM & DOWNSTAIRS WC
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£155,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LCR121377



Property Ref:
LCR121377 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells


william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk