



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.



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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

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR121377 - 0003

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