

FOR SALE



Sunningdale Way, Gainsborough

3 Bedrooms, 2 Bathroom, Semi-detached house

Asking Price Of £154,000



Sunningdale Way, Gainsborough

3 Bedrooms, 2 Bathroom

Asking Price Of £154,000

- NO ONWARD CHAIN
- Close To All Amenities
- Gas Central Heating
- Off-Street Parking
- Perfect For First-Time Buyers

Well-Presented Three-Bedroom Semi-Detached Home | Popular Sunningdale Estate | Ideal First-Time Buy or Family Home

Occupying a pleasant position on the ever-popular Sunningdale Estate in Gainsborough, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, young families or investors seeking a property in a well-established residential location.

The accommodation comprises a bright and spacious living room, providing the perfect space for relaxing or entertaining, together with a well-appointed fitted kitchen offering ample worktop space, storage and room for family dining. Upstairs, the property boasts three well-proportioned bedrooms and a modern family bathroom, creating practical and comfortable accommodation for everyday living.

Externally, the property benefits from off-road parking to the front and a private enclosed rear garden, ideal for children, pets and outdoor entertaining during the warmer months.

The Sunningdale Estate is one of Gainsborough's most sought-after residential developments, well placed for a range of local amenities including supermarkets, schools, parks, leisure facilities and everyday conveniences. Gainsborough's town centre offers a wider selection of shops, cafés and restaurants, while excellent road links provide easy access to Lincoln, Scunthorpe and Retford. The town also benefits from rail connections and is surrounded by attractive Lincolnshire countryside, making it an ideal location for commuters and families alike.

Offered for sale as a leasehold property, this attractive home combines space, practicality and convenience,





making it an ideal purchase for buyers looking to take their first step onto the property ladder or secure a well-located family home.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

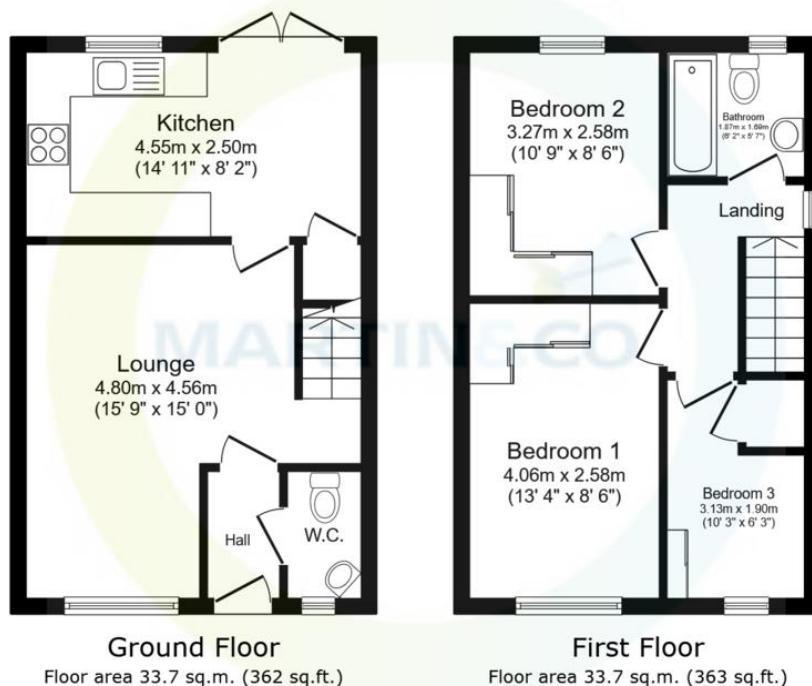




%epcGraph_c_1_210%



3 Sunningdale Way, Gainsborough, DN21 1FZ



Total floor area: 67.4 sq.m. (725 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Martin & Co Gainsborough

Marshall Yard • Beaumont Street • Gainsborough • DN21 2NA

T: 01427 611833 • E: gainsborough@martinco.com

01427 611833

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.