



**Spafford Close, Marton Gainsborough DN21 5AS**

**welcome to**

**Spafford Close, Marton Gainsborough**

Beautifully presented Four bedroom detached property. Private drive with plenty of parking and garage space. This spacious property is an ideal family home.



**Entrance Hall**

Laminate flooring, central heating radiator and under stairs storage.

**Cloakroom**

Fitted with wc, wash hand basin and central heating radiator.

**Living Room**

Modern decor, central heating radiator and double glazed window.

**Dining Room**

Open into the living area with central heating radiator and double glazed window.

**Kitchen**

Fitted with a good range of gloss wall and base units, complementary work surfaces with integrated breakfast bar and complementary sink and drainer unit. Integrated appliances including oven, hob and dishwasher. Central heating radiator and double glazed window.

**Utility Room**

Fitted with a range of gloss wall and base units, tiled flooring, heated towel rail and double glazed window.

**Conservatory**

Tiled flooring, double glazed windows and double glazed door.

**Landing**

Staircase leading to the landing with airing cupboard, central heating radiator, loft access and double glazed window.

**Bedroom One**

Panelling to one wall, complementary flooring, central heating radiator and double glazed window.

**En Suite**

Fitted with wc, wash hand basin and shower cubicle. Tiled flooring, heated towel rail and double glazed window.

**Bedroom Two**

Coving to the ceiling, central heating radiator and double glazed window.

**Bedroom Three**

Fitted wardrobes, complementary flooring, central heating radiator and double glazed window.

**Bedroom Four**

Currently being used as a dining room with neutral decor, coving to the ceiling, central heating radiator and double glazed window.

**Bathroom**

Fitted with a white three piece suite, shower cubicle, tiled flooring, traditional central heating radiator and double glazed window.

**Front Garden**

Open plan lawned area.

**Rear Garden**

Lawned rear garden with paved patio area all enclosed by fence and gated to both sides.

**Summerhouse**

Summerhouse and storage.

**Oil Boiler  
Driveway**

Block paved driveway to the front of the property.

**Two Garages**

Two single garages with up and over door, power, light and rear courtesy door.



**view this property online** [williamhbrown.co.uk/Property/RFD110436](http://williamhbrown.co.uk/Property/RFD110436)



welcome to

## Spafford Close, Marton Gainsborough

- 4 Bedroom detached family home
- Offroad parking and garages
- Front and rear garden
- Spacious downstairs accommodation
- 

Tenure: Freehold EPC Rating: E

Council Tax Band: D

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RFD110436](http://williamhbrown.co.uk/Property/RFD110436)



Property Ref:  
RFD110436 - 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.



william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**