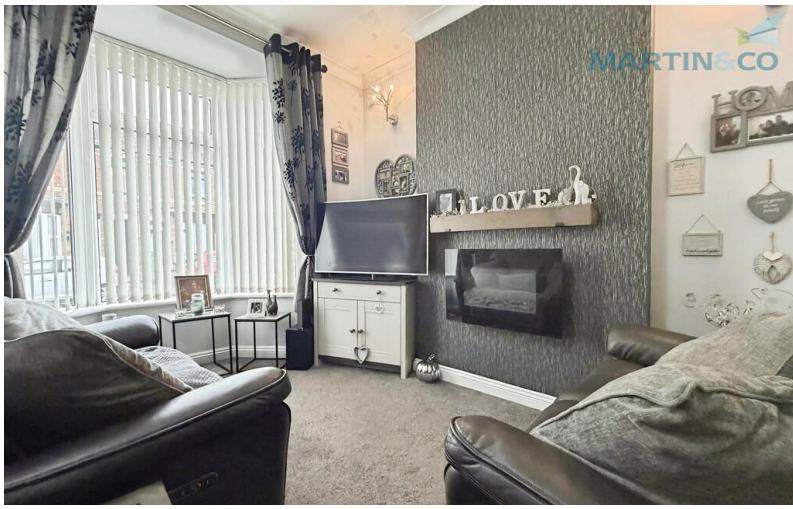
FOR SALE







Campbell Street, Gainsborough

3 Bedrooms, 1 Bathroom, Semi-detached house

Offers In Region Of £135,000

MARTIN&CO



Campbell Street, Gainsborough

3 Bedrooms, 1 Bathroom

Offers In Region Of £135,000

- **Beautifully maintained home**
- **Bright and sociable kitchen-diner**
- **Cosy lounge with bay window**
- **Attractive rear garden and established borders**
- **Convenient side-gate access for bins**
- **Ideal first-time purchase, small family home or investment**



Beautifully Presented Semi-Detached Home | Three Bedrooms | Bright Kitchen-Diner | Generous Lounge | Attractive Rear Garden | Central Gainsborough Location

An excellent opportunity to purchase this beautifully maintained three-bedroom semi-detached home on Campbell Street, Gainsborough. Presented to a lovely standard by the current owners, the property offers well-proportioned accommodation, a welcoming feel and a particularly appealing kitchen and dining area that provides a bright, sociable space for everyday living and entertaining.

The property would make an ideal first home, suit a small family or offer an attractive option for investors, with local shops, amenities and Queen Elizabeth's High School all within convenient reach.

Ground Floor

Upon entering, the hallway provides access to the main living accommodation and stairs rising to the first floor.

The lounge offers a comfortable space to relax, with a bay window to the front aspect providing natural light and adding character to the room. There is plenty of scope to arrange the space to suit individual needs, whether for quiet evenings or welcoming guests.

To the rear, the kitchen and dining area is a real highlight of the home. Bright and inviting, it offers a lovely setting for cooking, dining and entertaining, with a layout that brings these everyday activities together in a practical and sociable space. The kitchen is fitted with a range of units and work surfaces, providing useful storage and preparation space.



First Floor

The first-floor landing leads to three bedrooms and the family bathroom.

The two principal bedrooms are both generously proportioned, providing comfortable accommodation for a couple, small family or guests. The third bedroom is smaller and could also be used as a nursery, dressing room or home office, depending on requirements.

The family bathroom is a good-sized room fitted with a three-piece suite, comprising a bath with shower, wash basin and WC.

Outside

To the front, the property has a neat, low-maintenance garden that provides an attractive approach to the home.

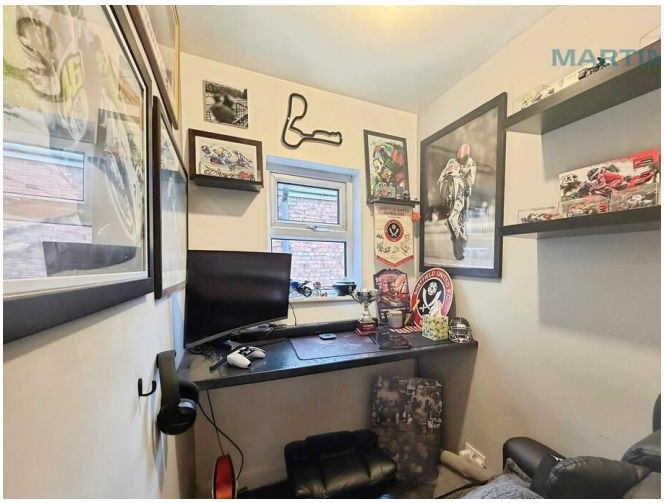
The rear garden is another appealing feature, with artificial turf offering a green, low-maintenance finish, complemented by established borders that add interest and character. There is space to relax outdoors, enjoy a little gardening or entertain friends and family. A side gate provides convenient access to the garden, including practical access for bins.

Location

Campbell Street is conveniently positioned within Gainsborough, providing access to local shops, everyday amenities and transport links. Queen Elizabeth's High School is within walking distance, making the location particularly appealing to those who value nearby schooling.

Gainsborough also offers connections to surrounding towns and cities, with road and rail links available for commuters and those travelling further afield.





Further Information

The property is Freehold and falls within Council Tax Band A. The EPC rating is to be confirmed.

Well cared for and offering a practical three-bedroom layout, a bright kitchen-diner and an attractive, easy-to-maintain rear garden, this is a home that deserves an early viewing.

Contact our Gainsborough office for further information or to arrange your appointment.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute Assured Compliance to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT.





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Welcome
TO MY GARDEN

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