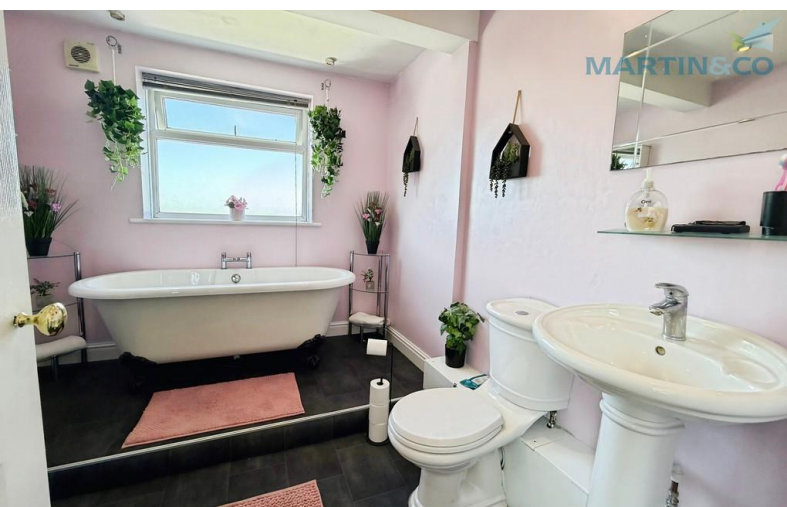


FOR SALE

MARTIN&CO



Dunholme Road, Gainsborough

3 Bedrooms, 1 Bathroom + W/C (GF), Detached

Offers In Region Of £245,000

MARTIN&CO



Dunholme Road, Gainsborough

3 Bedrooms, 1 Bathroom + W/C (GF)

Offers In Region Of £245,000

- Extended detached family home
- Spacious lounge with separate dining room
- Stylish family bathroom with roll-top bath and separate shower
- Separate utility room & ground floor WC
- Attractive private rear garden

Extended Detached Family Home with Superb Versatile Living Space

Martin & Co are delighted to present this beautifully improved and deceptively spacious three-bedroom detached family home, occupying a pleasant position within a popular residential area of Gainsborough.

Having been significantly enhanced by the current owners, the property now offers flexible and contemporary accommodation that is perfectly suited to modern family life. Of particular note is the impressive extended kitchen, creating a fantastic hub of the home with ample space for cooking, dining and entertaining. As part of the extension, the property also benefits from a practical utility room and a convenient ground floor WC, adding further functionality for busy households.

A further standout feature is the addition of a versatile multi-purpose room. Currently utilised as a professionally soundproofed music studio, this exceptional space could equally serve as a home office, gym, hobby room, treatment room, playroom or additional reception space depending on a purchaser's individual requirements.

The accommodation briefly comprises an entrance hallway, spacious lounge with feature fireplace, separate dining room, stunning extended kitchen, utility room, ground floor WC and the impressive multi-purpose room. To the first floor are three well-proportioned bedrooms together with a family bathroom featuring both a roll-top bath and separate shower.

The property also benefits from gas central heating with a recently installed boiler, double glazing throughout and excellent built-in storage.

Externally, the property has been further improved with

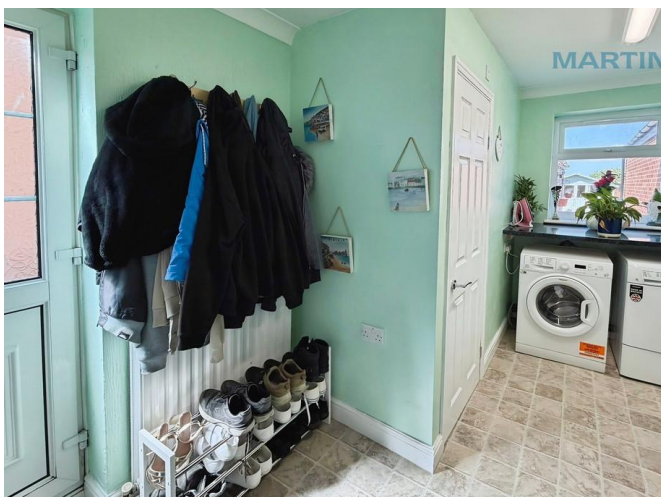




a fully paved, low-maintenance frontage providing generous off-road parking. To the rear, the attractive garden enjoys a good degree of privacy and is thoughtfully landscaped with lawned and patio areas, established planting and mature borders, creating an ideal space for both relaxing and entertaining. A detached garage provides additional parking, storage or workshop potential.

Situated within easy reach of local schools, amenities and transport links, this is a superb opportunity to acquire a substantially improved detached family home offering versatile accommodation that will appeal to families, professionals working from home and those seeking flexible living space.

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





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Martin & Co Gainsborough

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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.