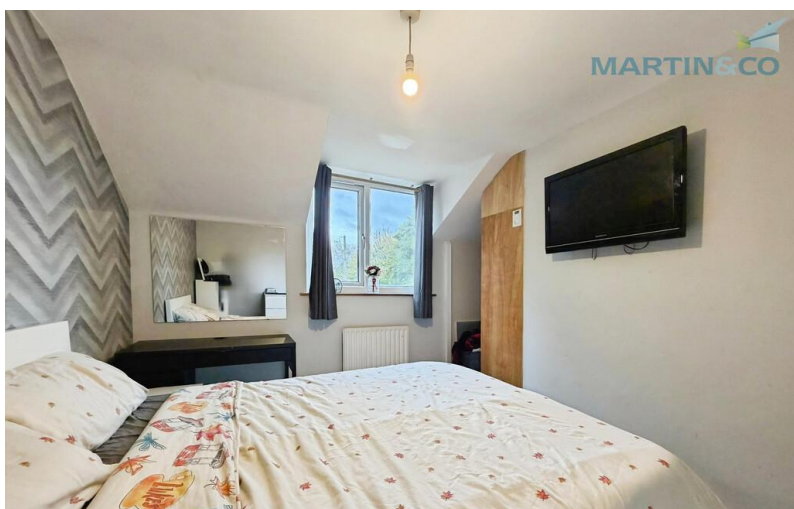
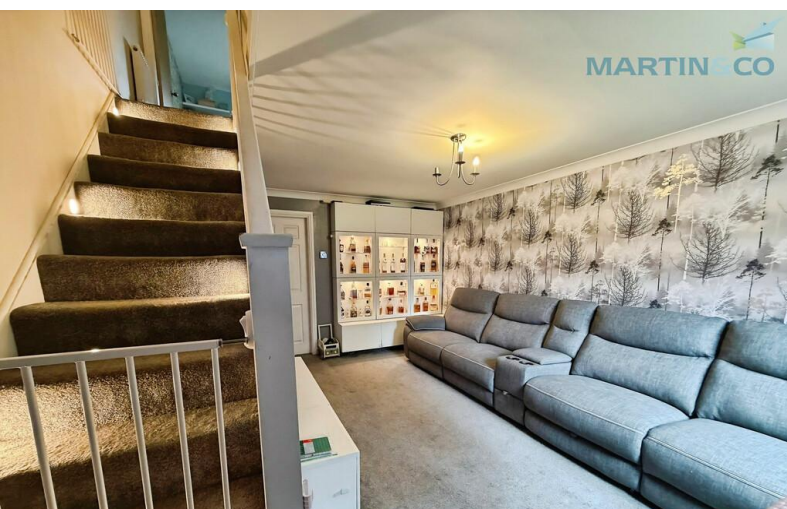


FOR SALE

MARTIN & CO



North Warren Road, Gainsborough

2 Bedrooms, 1 Bathroom, End Terrace House

Offers In Region Of £140,000

MARTIN & CO



North Warren Road, Gainsborough

2 Bedrooms, 1 Bathroom

Offers In Region Of £140,000

- Modern two-bedroom home
- Enclosed front and rear gardens
- Detached single garage with power
- Adjoining carport and off-street parking
- uPVC double glazing and gas central heating

Modern Two-Bedroom End-Terrace Home | Spacious Living Room | Updated Kitchen-Diner | Detached Garage | Off-Street Parking | Enclosed Gardens

An excellent opportunity to purchase this well-presented modern end-of-terrace home, ideally suited to first-time buyers, downsizers or investors alike. Situated in an established residential area of Gainsborough, the property offers convenient access to the town centre and Marshalls Yard, together with well-proportioned accommodation and the added benefits of a detached garage, off-street parking and enclosed front and rear gardens.

The current owners have made a number of decorative improvements, refreshed aspects of the kitchen and tidied the outside areas, helping the property feel welcoming and ready for its next owner. The layout remains practical and well suited to modern living, with a spacious lounge, fitted kitchen-diner, two genuine double bedrooms and a family bathroom.



Ground Floor

The property is entered via a front porch, providing a useful entrance space before leading through to the main living room.

The spacious front-facing lounge offers plenty of room for both relaxing and entertaining. Features include a front-facing double-glazed window, decorative coving, useful under-stairs storage and a staircase rising to the first floor.

To the rear, the fitted kitchen-diner provides a practical space for everyday cooking and dining, with a range of fitted units and work surfaces, a sink and drainer, a range oven, gas hob and extractor. There is also



plumbing for a washing machine and space for a tall fridge-freezer. A rear window provides natural light, while the external door offers direct access to the garden.

First Floor

The first-floor landing provides access to the loft and the accommodation.

Bedroom one is a good-sized double bedroom positioned to the front of the property, with a front-facing double-glazed window.

Bedroom two is another double bedroom overlooking the rear garden and benefits from a built-in storage cupboard.

The family bathroom comprises a panelled bath with an overhead shower, wash basin and WC, complemented by tiled walls and a heated towel rail.

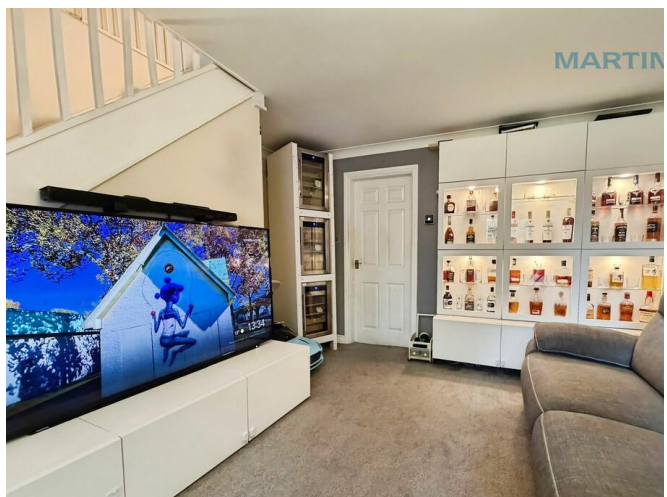
Outside

The property occupies both front and rear gardens, providing useful outdoor space to enjoy.

The front garden is lawned with a pathway leading to the main front entrance.

To the rear, the enclosed garden is designed for easy maintenance, featuring secure boundary fencing, planted borders, a modern patio area and artificial turf, providing a green lawn-like finish all year round. External electricity points and a water supply add further practicality, making the garden ideal for relaxing, outdoor dining and entertaining.

A shared driveway provides access to the off-street parking area and detached brick-built single garage. The garage benefits from power and lighting, with an adjoining carport providing additional covered parking or useful sheltered space.



Further Information

The property benefits from uPVC double glazing and gas-fired central heating. It is Council Tax Band A and has an EPC rating of D.

Offering two double bedrooms, a practical layout, enclosed gardens and valuable parking and garage facilities, this home is well worth viewing. Ideal for buyers looking to take their first step onto the property ladder, it also presents an opportunity for landlords seeking a property with broad rental appeal.

Viewings are available through our Gainsborough office.

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.



%epcGraph_c_1_210%



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 form 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.