





17 ORCHARD CLOSE

GAINSBOROUGH, DN21 3BP

£330,000

FREEHOLD

A spacious and beautifully presented three-bedroom detached bungalow, occupying an extensive and secluded plot and enjoying a peaceful position, set back along a private road shared with only one other property. The property offers well-proportioned and versatile accommodation throughout, including a welcoming entrance porch, spacious living room with feature multi-fuel burner, generous kitchen/diner, useful utility room, cloakroom and a delightful sunroom overlooking the attractive south-west-facing rear garden. To the first floor are three good-sized double bedrooms and a well-appointed four-piece family bathroom. Externally, the property benefits from a high degree of privacy, with established gardens, a patio seating area, lawn, mature planting, storage facilities and gated access to both sides. A block-paved driveway provides ample off-road parking for several vehicles, together with a garage featuring an electric door, power and lighting. The property is ideally positioned for access to Morton Trentside Primary School, while the excellent road network provides convenient access to the A1/A1(M), M18 and M180, offering links towards Sheffield, Doncaster, Lincoln, Nottingham, Scunthorpe, Hull and the wider motorway network. Local amenities are also readily accessible, including Marsh Yard Shopping Centre, along with a range of shops and supermarkets in the surrounding area. The property is further complemented by its proximity to attractive open countryside and a variety of scenic country walks.

Kendra Jacob

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• DETACHED BUNGALOW • THREE DOUBLE BEDROOMS • POSITIONED DOWN A PRIVATE ROAD ON AN EXTENSIVE PLOT • INTEGRAL GARAGE • BEAUTIFUL MULTIFUEL BURNER TO THE LIVING ROOM • SUN ROOM • PRIVATE GARDENS • LOCATED IN A DESIRABLE AREA WITH FANTASTIC AMENITIES





ENTRANCE PORCH

A welcoming entrance porch with a front-facing wooden door providing access into the porch, tiled flooring and an internal door leading through to the hallway.

LIVING ROOM

A well-proportioned and inviting reception room with front and side-facing double-glazed windows, allowing plenty of natural light to flow into the room. Access from the entrance porch and additional features including central heating radiators, TV point and a striking multi-fuel burner set within an attractive limestone hearth and surround, creating an excellent focal point and a cosy atmosphere.

KITCHEN/DINER

A spacious and practical kitchen/dining room fitted with a comprehensive range of wall and base units with complementary work surfaces, composite sink and drainer, and a range of integrated appliances including a dishwasher, induction hob, double oven and grill, and integrated fridge. There are splashback tiles and attractive stone-effect tiled flooring. The room provides ample space for a dining table and chairs, together with a central heating radiator and rear-facing double-glazed window overlooking the garden. A doorway leads through to the utility room and access into the beautiful sun room.

SUN ROOM

A particularly attractive additional reception room enjoying views over the delightful rear garden. The sunroom features side-facing double-glazed French doors opening onto the garden, a skylight providing an abundance of natural light, ceramic tiled flooring, power points and an electric radiator. This versatile space would make an ideal family room, garden room or relaxing entertaining space

UTILITY ROOM

The useful utility room is fitted with a range of wall and base units with work surfaces, incorporating a stainless-steel sink and drainer, plumbing and space for a washing machine and dishwasher. There is stone-effect tiled flooring, a side-facing double-glazed window and a rear-facing UPVC door providing direct access to the garden. The room benefits from a central heating radiator and provides access to the garage, useful storage, and cloakroom.

CLOAKROOM

Comprising of a low flush w/c, wash hand basin, central heating radiator and a front facing double glazed obscure window.

INNER HALLWAY

The hallway provides access to three well-proportioned double bedrooms, the family bathroom and loft access. There is also a central heating radiator.

BATHROOM

A well-appointed four-piece family bathroom comprising a panelled bath with traditional taps and shower attachment, separate shower enclosure, wash hand basin set within a vanity unit and low-flush WC. There is also a wall-mounted storage cupboard and mirror, towel holder, vinyl flooring and fully tiled walls. A rear-facing obscure

double-glazed window provides natural light, with a central heating radiator completing the room.

BEDROOM ONE

A generous double bedroom with a front-facing double-glazed window, central heating radiator and a range of fitted wardrobes extending along one wall, incorporating drawers and a mirror.

BEDROOM TWO

A good-sized double bedroom with a rear-facing double-glazed window, central heating radiator and attractive decorative panelling to one wall.

BEDROOM THREE

A further double bedroom with a front-facing double-glazed window, central heating radiator and a built-in wardrobe incorporating shelving and drawers.

EXTERNAL

To the front, the property is tucked away along a quiet private road shared with only two other properties, giving the home a particularly peaceful and secluded setting. The property is set back behind a mainly lawned garden with established bushes and trees, while a block-paved driveway provides generous off-road parking for multiple vehicles and access to the garage. To the rear is a beautifully enclosed and private garden, featuring a paved patio area ideal for outdoor entertaining and seating, leading onto a predominantly lawned garden surrounded by established plants, mature bushes and fenced boundaries. There is also a useful storage shed and lockable store, together with gated access to both sides of the property.

INTEGRAL GARAGE

The garage is fitted with an electric main door, a further internal door giving access into the property and benefits from power and lighting.

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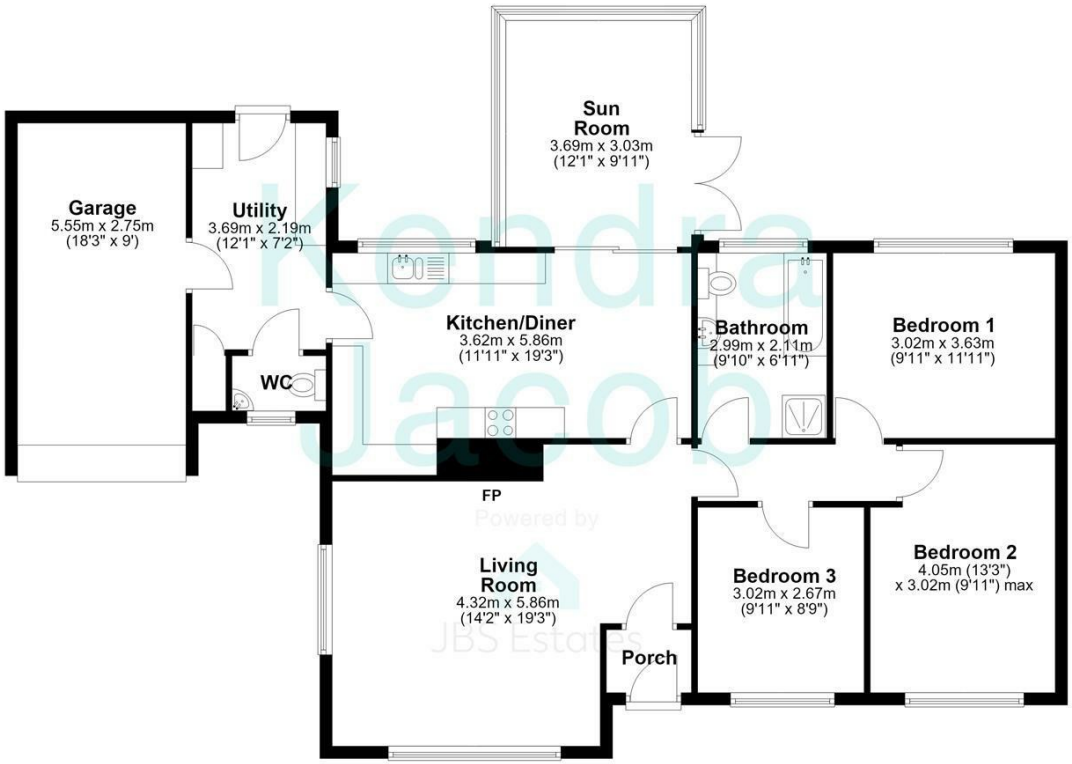






Ground Floor

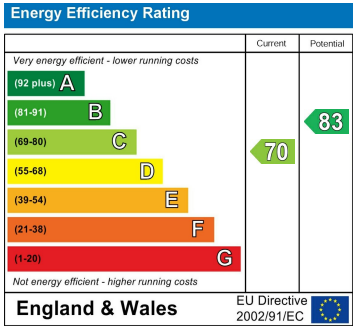
Approx. 124.8 sq. metres (1343.1 sq. feet)



Total area: approx. 124.8 sq. metres (1343.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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