



**Morton Terrace, Gainsborough DN21 2RF**

**welcome to**

## **Morton Terrace, Gainsborough**

This is a commanding detached Victorian residence offering extensive internal accommodation of over 3500 Esq feet and including a detached annexe to the rear with a double garage and workshop beneath.



## **Entrance Hall**

Mosaic tiled flooring, traditional mouldings, central heating radiator and original stained glass door.

## **Lounge**

16' 4" into bay x 13' 5" ( 4.98m into bay x 4.09m )  
Original mouldings to the ceiling, picture rail, ceiling rose and air conditioning unit. Traditional wood burning stove and double glazed sash bay window.

## **Sitting Room**

15' 10" x 13' 10" max ( 4.83m x 4.22m max )  
Feature fire surround, picture rail, air conditioning unit, original mouldings to the ceiling, central heating radiator and double glazed box bay sash window.

## **Ground Floor Cloakroom**

Fitted with a wash hand basin and a w.c.

## **Garden Room/Office**

18' 10" x 8' 1" ( 5.74m x 2.46m )  
Air conditioning unit, two central heating radiators and complementary flooring. Three double glazed windows and two roof light windows.

## **Dining Kitchen**

19' to cupboard front x 12' 11" ( 5.79m to cupboard front x 3.94m )  
Fitted with a range of cream shaker style wall and base units, wooden work surfaces with breakfast bar area and sink and drainer unit. Integrated appliances including fridge freezer and extractor. Space for range cooker and dishwasher. Pantry, air conditioning unit, central heating radiator, wood block flooring and double glazed sash window.

## **Utility/ w.c.**

Fitted with wc and space for washing machine.

## **Landing**

Staircase leading to the first floor with original spindle staircase and ornate handrail, storage and double glazed window.

## **Master Bedroom**

14' 11" x 12' 4" ( 4.55m x 3.76m )  
Air conditioning unit, central heating radiator and double glazed window.

## **En Suite**

Fitted with wc, wash hand basin and shower cubicle. Boiler in cupboard, tiled flooring, central heating radiator and single glazed window.

## **Dressing Room**

9' 11" x 8' 4" ( 3.02m x 2.54m )  
Central heating radiator.

## **Bedroom Two**

14' x 13' 11" max ( 4.27m x 4.24m max )  
Fitted with original fireplace with dog grate and ornate tiled hearth, picture rail and mouldings. Two central heating radiators and two double glazed windows.

## **Bedroom Three**

13' 11" x 11' 10" max ( 4.24m x 3.61m max )  
Picture rail, central heating radiator and double glazed sash window.

## **Bedroom Four**

10' 1" x 7' 3" ( 3.07m x 2.21m )  
Coving to the ceiling, central heating radiator and arched double glazed window.

## **Bathroom**

7' 2" x 6' 4" ( 2.18m x 1.93m )  
Fitted with wc, wash hand basin and double ended bat tub. Splash back tiling and central heating radiator.

## **The Coach House**

## **Double Garage**

19' 6" x 16' 8" ( 5.94m x 5.08m )  
Double garage with electric roller door and double doors to the side. Power, light and storage cupboard.

## **Workshop**

13' 2" x 12' 2" ( 4.01m x 3.71m )

Stuated to the rear of the garage with stairs to the first floor accommodation.

## **Landing**

Stairs from the workshop area with velux style window and central heating radiator.

## **Annex**

32' 7" x 16' 10" ( 9.93m x 5.13m )  
The detached annex offers versatile additional space. This space offers superb potential for conversion into a self-contained annexe, playroom, studio, or office.

## **Exterior**

To the front is a gated paved and gravelled garden fronted by wall and rail with topiary hedges to the side. To the rear is a raised terrace seating area leading to an artificial lawn.

## **Garden Wetroom**

A useful addition to any garden! A wet room with shower, wash hand basin and a w.c.



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welcome to

## Morton Terrace, Gainsborough

- Commanding four double bedroom detached home
- Extensive internal accommodation of over 3500 sq feet
- Many period features including mouldings, coving and ceiling rose
- Detached garage and workshop with an annexe above
- Air conditioning throughout including the spacious cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£380,000**



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Please note the marker reflects the postcode not the actual property

 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)