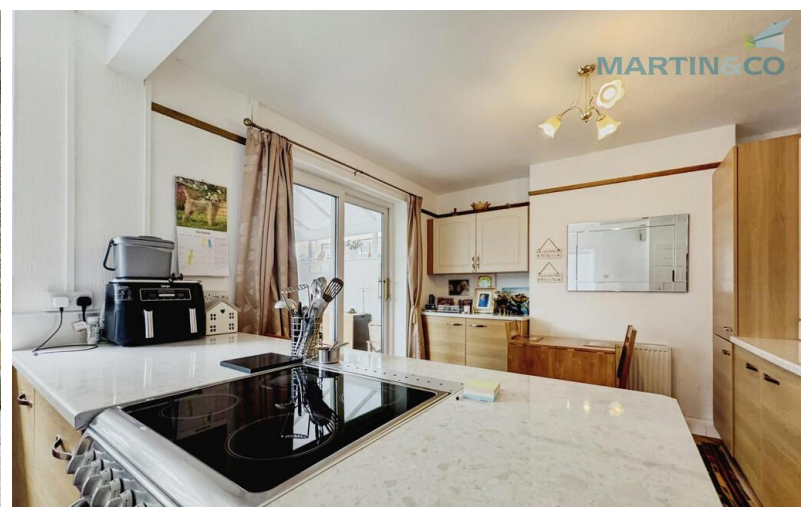
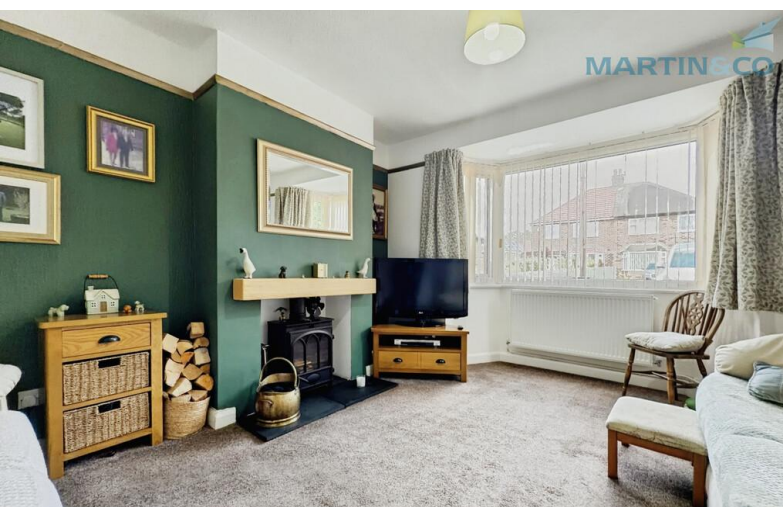


FOR SALE

MARTIN&CO



Beckett Avenue, Gainsborough

3 Bedrooms, 1 Bathroom & GF W/C, Semi-detached house

Offers In Region Of £170,000

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3 Bedrooms, 1 Bathroom & GF W/C

Offers In Region Of £170,000

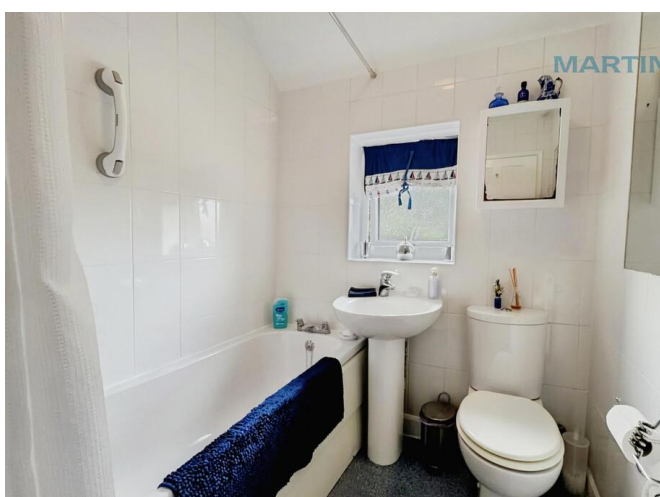
- Well-presented three-bedroom home
- Recently installed log burner
- Large conservatory overlooking the rear garden
- Separate utility room with WC
- Off-road parking to the front

A beautifully maintained three bedroom home with a particularly generous rear garden, large conservatory and excellent presentation throughout.

Having been lovingly occupied and maintained by the current owner for many years, 77 Beckett Avenue is a home that immediately stands out for its condition, generous accommodation and attractive outside space.

The property offers a welcoming lounge featuring a recently installed log burner, creating a cosy and inviting focal point for the room. The modern kitchen provides a practical and contemporary space for everyday living, while the impressive conservatory extends the living accommodation and provides a wonderful outlook over the substantial rear garden.

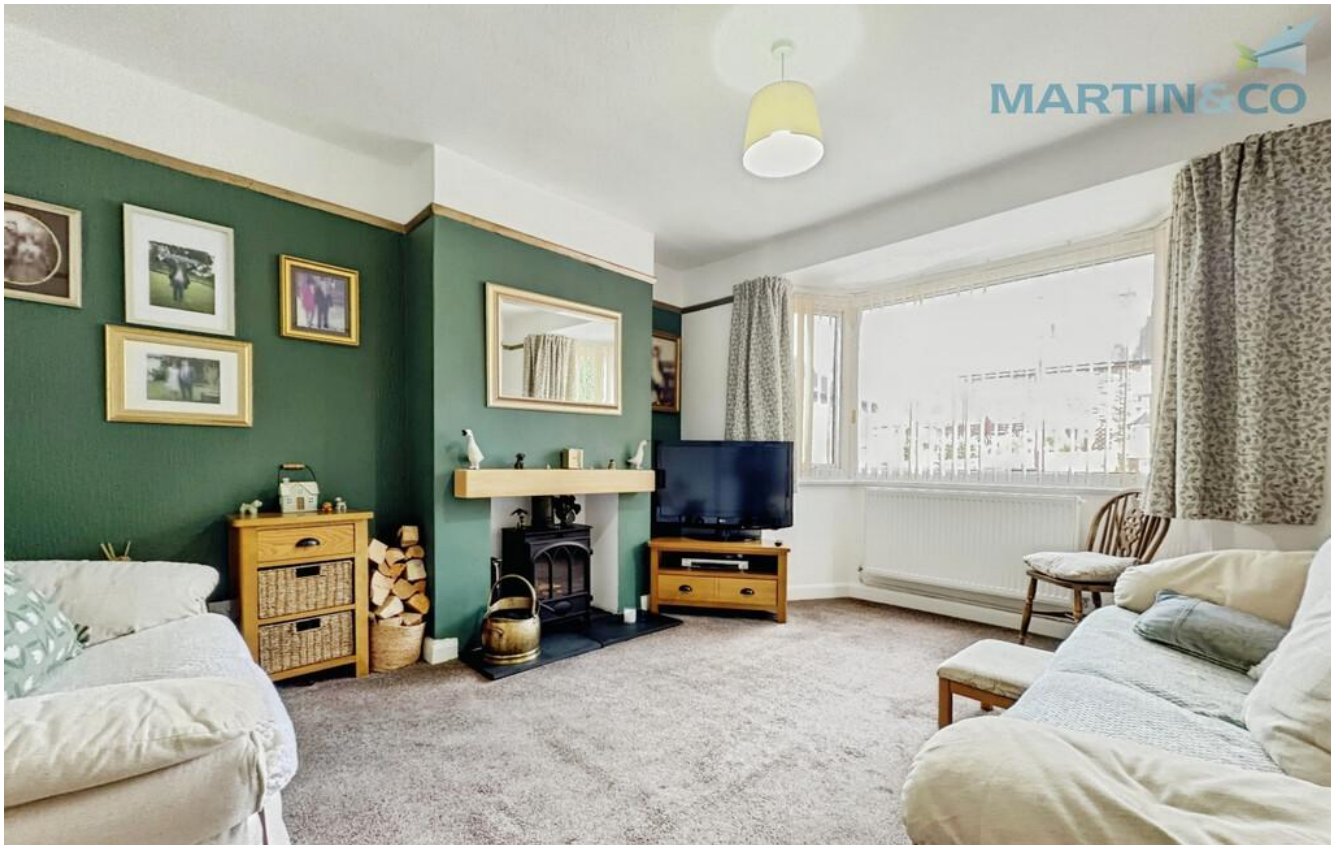
There are three generous bedrooms to the first floor, complemented by a modern family bathroom. The property also benefits from a useful separate utility room with WC, adding valuable practicality that is particularly useful for family life.



Outside, the rear garden is a real highlight. Significantly larger than might be expected, it provides an excellent amount of private outdoor space with plenty of scope for relaxing, entertaining, gardening or simply enjoying the warmer months. The large conservatory makes it possible to appreciate this garden throughout much of the year.

To the front, there is off-road parking together with a well-maintained front garden, creating attractive kerb appeal and a welcoming first impression.

Overall, this is a well cared for and genuinely inviting three bedroom home, offering a combination of generous accommodation, modern touches and a particularly impressive garden. An excellent opportunity



for buyers looking for a ready-to-enjoy family home in Gainsborough.

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's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT





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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.