



19 Trent Port Road
Marton, Lincolnshire

BROWN & CO



19 Trent Port Road, Marton, Lincolnshire, DN21 5AR

A deceptively spacious and attractive modern detached residence, idyllically positioned along a quiet country lane that leads down to the River Trent from the heart of the sought-after village of Marton.

The property offers well-planned and immaculately presented accommodation throughout, comprising a welcoming Entrance Hall, Cloakroom, Living Room, and an impressive open-plan Living Kitchen/Dining Room with adjoining Utility to the ground floor. To the first floor is a spacious landing, Master Bedroom with fitted wardrobes and En-suite Shower Room, a large four-piece Family Bathroom, and three further well-proportioned Bedrooms.

Outside, the property benefits from a driveway providing ample off-street parking and access to the integral Garage, together with a delightful rear garden enjoying a southerly aspect, Ideal for family living and entertaining.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, radiator.

Living Room

Double glazed windows to front and side, wood burning stove inset to fireplace, panelling to walls, radiator.

Open-plan Living Kitchen / Dining Room

Double glazed windows to side and rear, French doors opening to rear garden, drainer sink inset to worktop, matching base and eye level storage units, space for range cooker, integrated dishwasher, island with breakfast bar and storage, radiator.

Utility

Double glazed window and entrance door to rear, drainer sink inset to worktop, a range of fitted storage units, space for American style fridge freezer.

First Floor

Landing

Double glazed window and Velux window to side, loft access, airing cupboard, radiator.

Bedroom One

Two double glazed windows to rear, fitted wardrobes, radiator.

En Suite

WC, wash basin, shower cubicle, heated towel rail.

Bedroom Two

Double glazed windows to front and rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

Double glazed window and Velux to side, walk in shower enclosure, WC, twin vanity wash basin unit, free standing roll edge bath tub, heated towel rail.

Outside

To the front is a lawned garden and a driveway which is part block paved part gravel and leads to an integral garage. To the side is a lawned garden enclosed by a fence .

There is a further enclosed lawned garden to the rear of the property with a paved patio, mature hedging and decorative shrubs and borders.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.



BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

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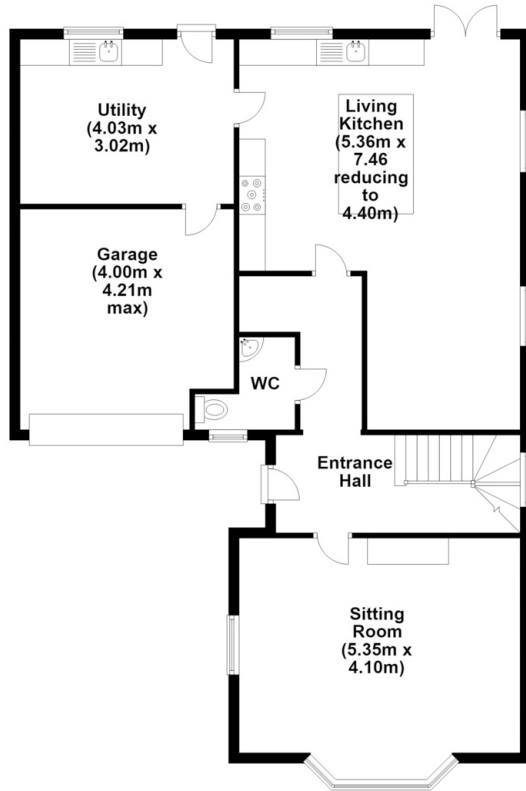






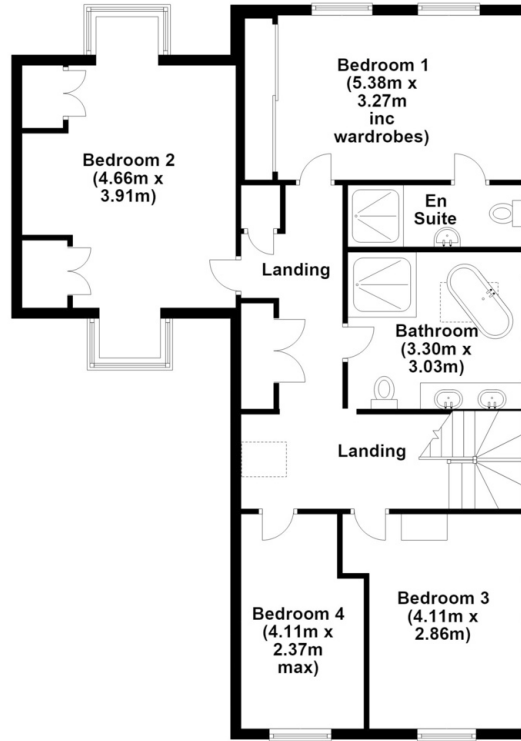
Ground Floor

Approx. 87.3 sq. metres (939.7 sq. feet)



First Floor

Approx. 96.0 sq. metres (1033.3 sq. feet)



Total area: approx. 183.3 sq. metres (1973.0 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy performance certificate (EPC)

19 Trent Port Road Merton GAINSBOROUGH DN21 5AR	Energy rating D	Valid until: 18 June 2036
		Certificate number: 0310-2798-5660-2696-2305

Property type	Detached house
Total floor area	179 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

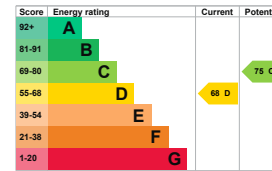
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP, Registered Office: The Atrium, St Georges St, Norwich NR3 1AB, Registered in England and Wales. Registration Number OC302092. Particulars Dated

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