

31 Trent Port Road

Marton, Gainsborough

BROWN & Co









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

Enjoying an enviable position on a peaceful country lane in the sought after village of Marton, this beautifully maintained four bedroom detached home offers spacious family living, a delightful south facing garden and wonderful views across the neighbouring countryside.

Lovingly cared for and maintained by its original owners for approximately 20 years, the property is presented in immaculate condition throughout, offering prospective buyers the opportunity to move straight in and enjoy everything this lovely home and its rural setting have to offer.

The property offers well-planned and versatile accommodation ideally suited to modern family living. The ground floor comprises a welcoming entrance hall, cloakroom/WC, spacious living room, and an impressive kitchen/dining room which opens seamlessly into a comfortable sitting area, creating an excellent space for both everyday living and entertaining. A useful utility room provides access to the integral garage.



ACCOMMODATION
Ground Floor
Entrance Hall
Entrance door, stairs rising to first floor, radiator, storage cupboard.

WC
Obscure double glazed window to front, WC, pedestal wash basin with tiled splash backs, radiator.

Living Room
Double glazed windows to front and side, gas fire with surround, hearth and mantle over, two radiators.

Kitchen / Dining Room
Double glazed windows to side and rear, French doors opening to rear garden, one and a half drainer sink inset to worktop, matching base and eye level storage units, integrated oven and hob with extractor over, integrated fridge and dishwasher, radiator, opening into:

Sitting Room
Double glazed window to side, radiator.

Utility
Double glazed window and entrance door to rear, stainless steel drainer sink inset to worktop, fitted base level storage units, space for washing machine and freezer, oil boiler, radiator, door to garage.

First Floor
Landing
Velux windows to both sides, loft access, large airing cupboard housing hot water cylinder, radiator, further storage cupboard.

Bedroom One
Two double glazed windows to rear, fitted wardrobes, dressing table and drawers, radiator.

En Suite
WC, pedestal wash basin, double shower cubicle, radiator.

Bedroom Two
Double glazed windows to front and rear, radiator.

Bedroom Three
Double glazed window to front, radiator.

Bedroom Four
Double glazed window to front, radiator.

Bathroom
Double glazed window and Velux to side, corner shower cubicle, WC, pedestal wash basin, bath, radiator.

Outside
The gardens and open-field views are a particular highlight of this home.

To the front, a lawned garden complements the block paved driveway, which leads to the integral garage.

Gated side access opens into the delightful south-facing rear garden, where a patio provides space to sit and enjoy the views across neighbouring fields. This inviting setting is ideal for outdoor entertaining, al fresco dining and spending quality time with family. A lawn and decorative shrubs enhance this inviting outdoor setting, with an outside tap adding a practical touch.









LOCATION
Marton is a well-regarded rural village in the West Lindsey district of Lincolnshire, pleasantly positioned close to the River Trent and approximately six miles south of Gainsborough and twelve miles north-west of Lincoln. The village offers a useful range of local amenities, including a primary school, shop, public house, village hall, playing field, children's play area and bowling green. Quiet country lanes provide access to attractive riverside walks. Marton is well placed for travel to the surrounding towns, villages and the city of Lincoln, making it an appealing choice for those seeking village life with convenient road connections.

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
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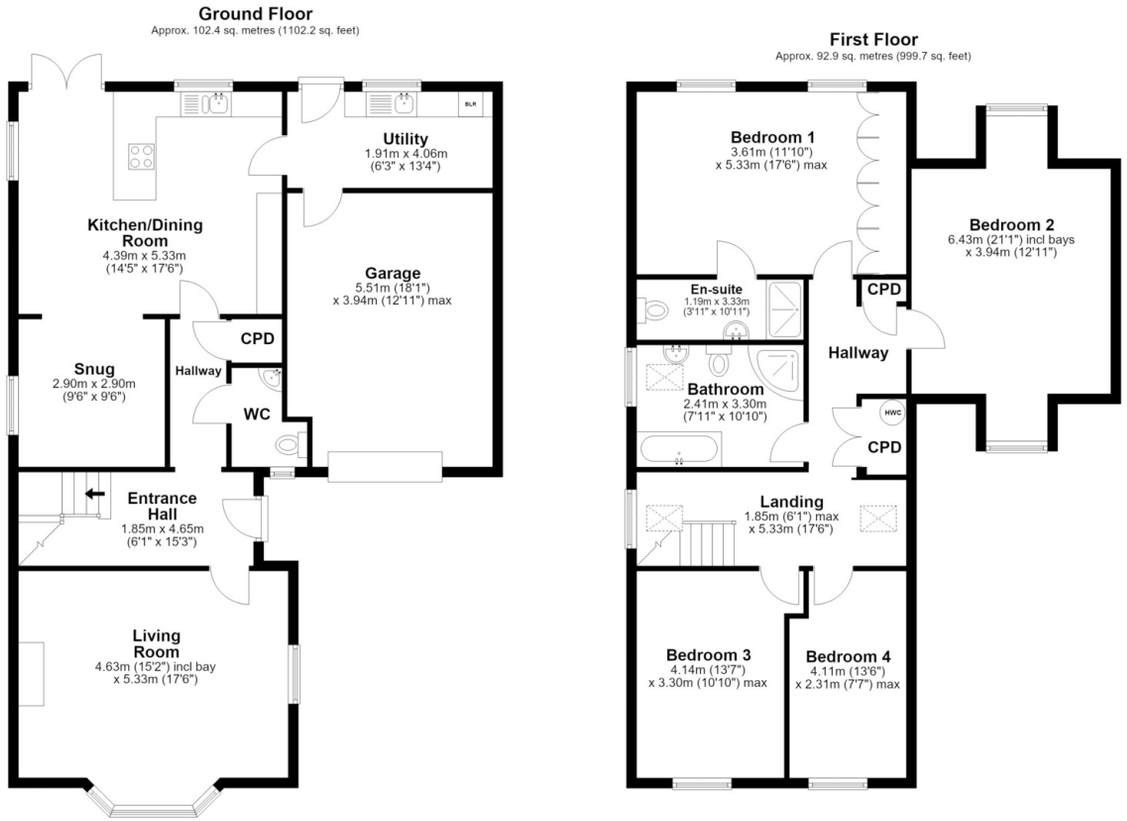












Total area: approx. 195.3 sq. metres (2101.8 sq. feet)

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