

Village Farm, 24 High Street

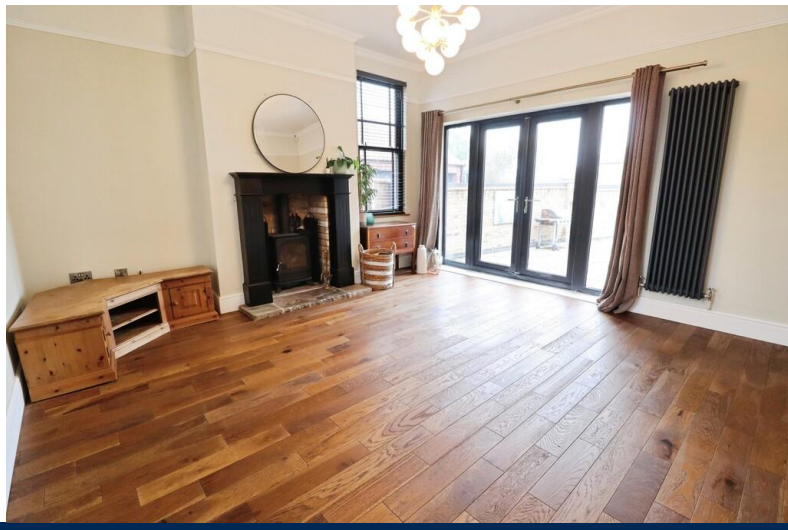
Marton, DN21 5AH

Book a Viewing!

£375,000

A beautifully restored Georgian farmhouse, seamlessly blending an abundance of period character with stylish contemporary living. Having been thoughtfully renovated and extended to an exceptional standard, this impressive home offers spacious, well appointed accommodation throughout, whilst retaining a wealth of original features. Occupying a central position within the heart of the village of Marton, the accommodation briefly comprises a porch, welcoming entrance hall, impressive lounge, versatile family room and a stunning open plan kitchen/diner, complemented by a separate utility room and ground floor WC. To the first floor, a landing leads to three generous double bedrooms, including a superb principal bedroom with stylish en-suite shower room, alongside a luxurious four piece family bathroom. Externally, the property is approached via a front garden enclosed by a low level brick wall with privacy hedging, whilst the enclosed rear garden features both lawn and patio areas ideal for outdoor dining and entertaining. Further benefits include a block paved driveway providing off road parking, a single garage and a useful brick built covered carport. An exceptional village home combining Georgian charm with modern comforts, with viewing highly recommended. NO CHAIN.





Village Farm, 24 High Street, Marton, Gainsborough, DN21 5AH







LOCATION

Marton is an attractive village positioned roughly midway between Gainsborough and Lincoln, approximately five miles south of Gainsborough and around 11 miles north-west of Lincoln, making it a convenient base for accessing both. The village offers a welcoming community feel with its own primary school and The Ingleby Arms pub, together with local bus connections, including a route serving Queen Elizabeth's Grammar School in Gainsborough. For a wider range of amenities, Gainsborough offers shopping, supermarkets and leisure facilities, while the historic city of Lincoln is also within easy reach with its extensive choice of shops, restaurants, bars and cultural attractions, including the Castle, Cathedral and Bailgate. The location provides an appealing balance between village life and access to larger towns and the city, making it well suited to buyers looking for a character home outside Lincoln while remaining within practical travelling distance.

ACCOMMODATION

PORCH
With tiled flooring.

ENTRANCE HALL
With staircase rising to the first floor and tiled flooring.









LOUNGE
14' 10" x 14' 9" (4.53m x 4.50m) With double glazed windows to the front and side aspects, French doors opening onto the rear garden, log burner set within a decorative feature fireplace, wood effect flooring, picture rail and stylish tall radiator.

FAMILY ROOM
16' 9" x 14' 9" (5.11m x 4.52m) With double glazed window to the front aspect, log burner set within a feature fireplace, wood effect laminate flooring, picture rail and radiator.

KITCHEN/DINER
22' 11" x 13' 7" (6.99m x 4.14m) A fantastic open plan kitchen and dining space, fitted with an extensive range of base units complemented by work surfaces over. Features include an integrated freezer, spaces for an American style fridge freezer and Range cooker, together with a central island with granite worktop. The island further benefits from an undermount sink with mixer tap and Insinkerator waste disposal. Additional features include tiled flooring with underfloor heating, spotlights and downlighters, and two sets of double glazed French doors to the side and rear elevations, providing an abundance of natural light and opening directly onto the garden.

PANTRY
With double glazed window to the rear aspect, storage shelving and tiled flooring.

UTILITY ROOM
Fitted with a range of base units with work surfaces over, sink with side drainer and mixer tap over, integrated washing machine and dishwasher, oil fired central heating boiler, spotlights, tiled flooring with underfloor heating and double glazed window to the rear of the garden.

CLOAKROOM/WC
With close coupled WC and pedestal wash hand basin, tiled splashbacks, tiled flooring with underfloor heating and walk in storage cupboard.

FIRST FLOOR LANDING
With double glazed window to the rear aspect and radiator.

BEDROOM 1
16' 5" x 13' 8" (5.02m x 4.17m) With three double glazed windows to the side and rear aspects and radiator.

EN-SUITE SHOWER ROOM
10' 5" x 5' 10" (3.20m x 1.78m) Refitted with a stylish three piece suite comprising of walk in shower cubicle with rainfall shower head, wash hand basin in a vanity style unit with storage beneath and close coupled WC, tiled flooring and splashbacks, chrome towel radiator, spotlights and double glazed window to the side aspect.

BEDROOM 2
14' 10" x 14' 9" (4.53m x 4.51m) With double glazed windows to the side and rear aspects, decorative fireplace and radiator.



BEDROOM 3
14' 10" x 13' 5" (4.53m x 4.10m) With double glazed window to the front aspect, decorative fireplace and radiator.

OUTSIDE
To the front of the property there is a lawned garden set behind low level brick wall with privacy hedging. To the rear there is an enclosed garden, laid mainly to lawn with extensive patio seating area. Off- street parking is provided for multiple vehicles by a block paved driveway, giving access to a brick car port and single garage. The car port houses the oil tank and benefits from light and power. The garage has electric roller door to the front, light and power.



KEY FACTS FOR BUYERS

SERVICES
All mains services available. Oil central heating.

EPC RATING – A.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.





WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

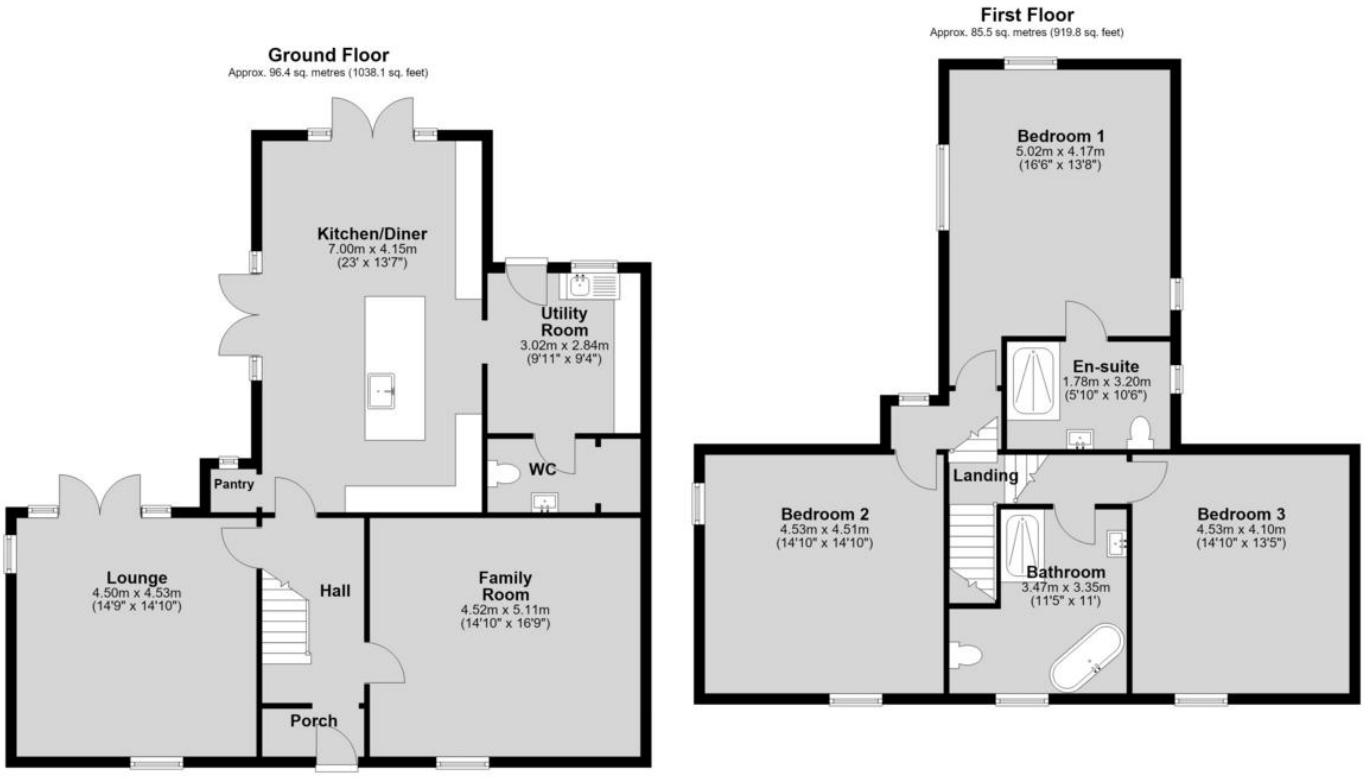
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





Total area: approx. 181.9 sq. metres (1957.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

The Property Ombudsman