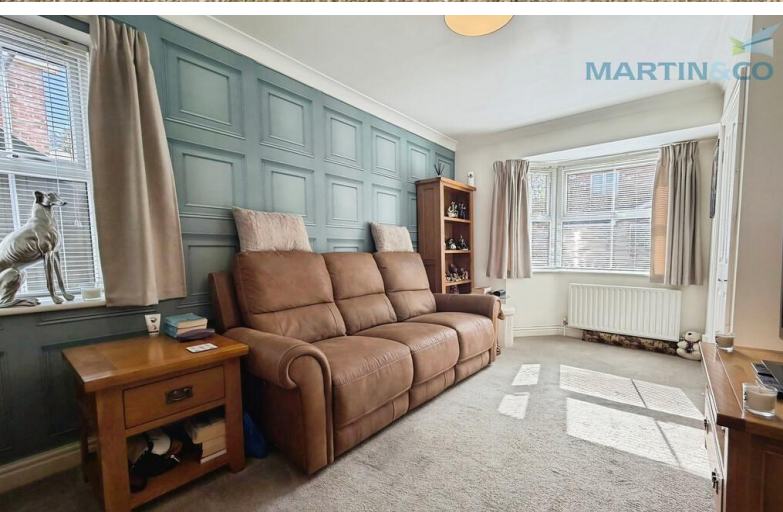


FOR SALE

MARTIN&CO

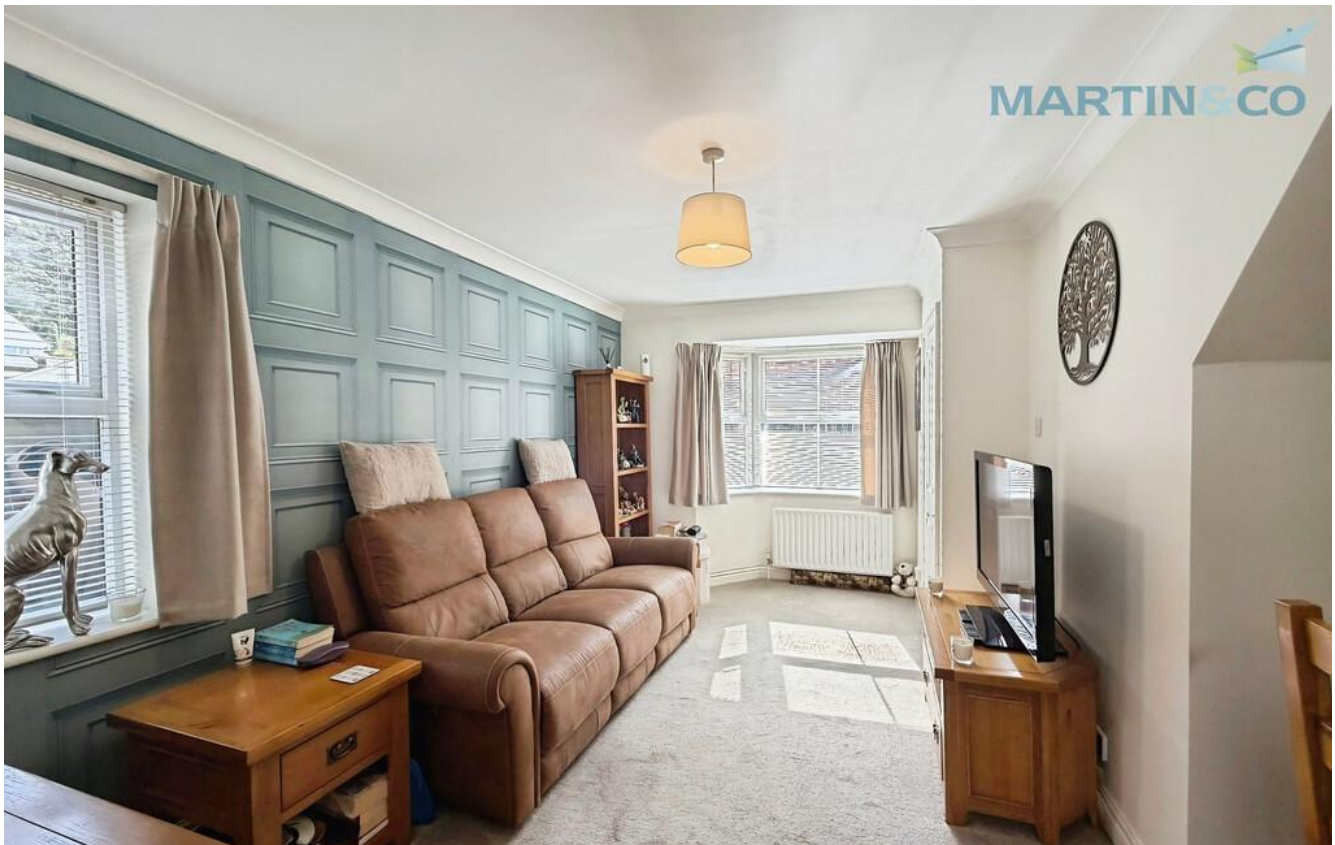


Sandsfield Lane, Gainsborough

2 Bedrooms, 1 Bathroom, Semi-detached house

Offers In Region Of £135,000

MARTIN&CO



Sandsfield Lane, Gainsborough

2 Bedrooms, 1 Bathroom

Offers In Region Of £135,000

- Well-Presented Semi-Detached Home
- Modern Kitchen Diner
- Two Off-Street Parking Spaces
- Quiet Residential Location
- Ideal First-Time Buy or Investment Property

WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOME | MODERN KITCHEN | IMPROVED REAR GARDEN | TWO PARKING SPACES | QUIET RESIDENTIAL LOCATION

Martin & Co Gainsborough are delighted to bring to the market this well-presented two-bedroom semi-detached home, situated in a quiet residential area of Gainsborough.

The property has been very well maintained by the current owners and benefits from a number of improvements since it was originally built, most notably the installation of a modern kitchen, while the rear garden has also been significantly improved to create an attractive and particularly easy-to-maintain outdoor space with artificial turf and patio areas.

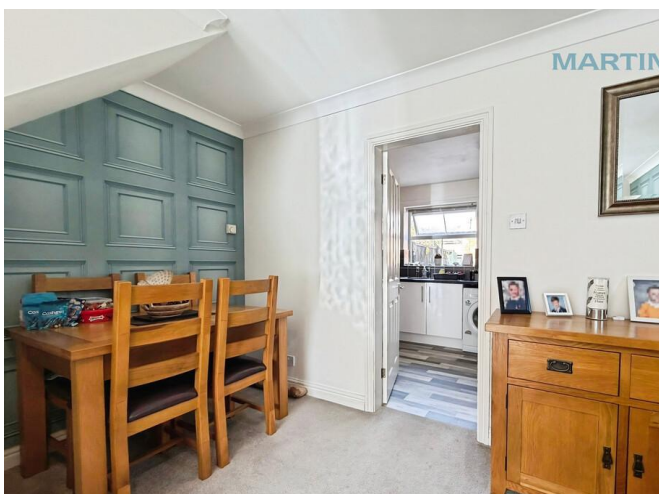
The accommodation briefly comprises an entrance hallway, spacious lounge and modern kitchen diner to the ground floor, with two bedrooms, both benefiting from built-in wardrobes, and a family bathroom to the first floor.

Outside, the property enjoys an enclosed and improved rear garden, while the front provides two off-street parking spaces, adding further practicality to the home.

The property would make an excellent choice for first-time buyers, couples, downsizers or investors, offering well-kept accommodation in a quieter part of town while remaining conveniently placed for Gainsborough's amenities and transport links.

ENTRANCE HALLWAY

With entrance door, stairs rising to the first floor and access to the principal ground floor accommodation.





LOUNGE

16' 6" x 12' 7" (5.03m x 3.84m)

A particularly good-sized reception room with UPVC double glazed bay window to the front elevation, further UPVC double glazed window to the side, radiator and ample space for a range of lounge furniture.

MODERN KITCHEN DINER

12' 7" x 8' 5" (3.84m x 2.57m)

The kitchen has been updated by the current owners and is fitted with a modern range of wall and base units with work surfaces over, incorporating a sink and drainer with mixer tap. Integrated/modern cooking appliances include an oven, four-ring hob and extractor over, together with space and plumbing for further appliances. There is also space for a dining table and chairs, UPVC double glazed window, radiator, wall-mounted central heating boiler and double glazed door giving access to the rear garden.

FIRST FLOOR LANDING

With loft access and doors leading to both bedrooms

and the family bathroom.

BEDROOM ONE

9' 4" x 8' 10" (2.84m x 2.69m)

A well-proportioned double bedroom with built-in wardrobes, UPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

10' 4" x 8' 5" (3.15m x 2.57m)

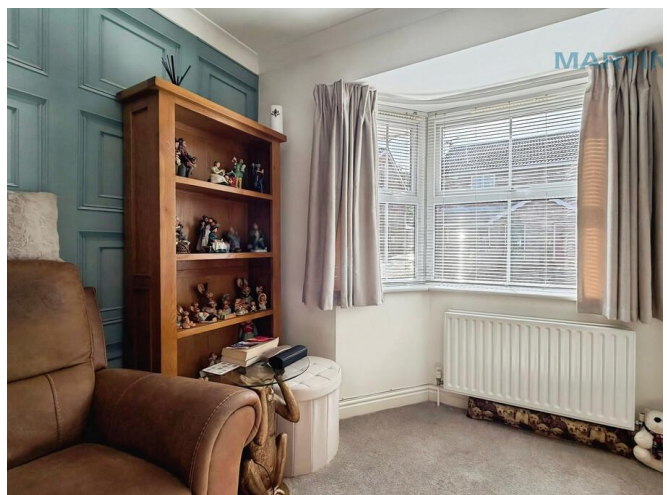
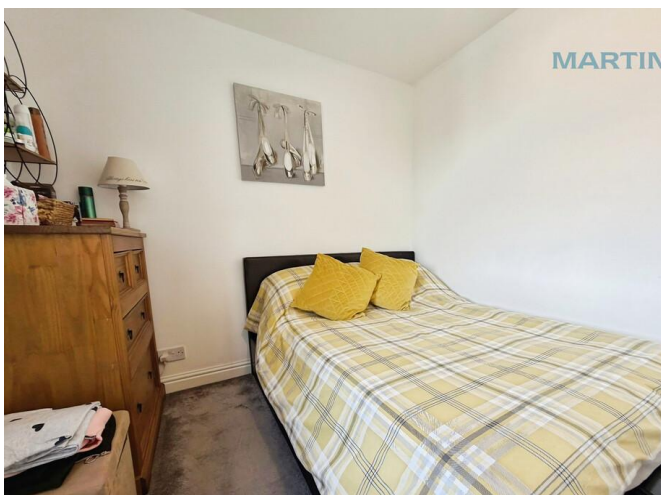
A further well-proportioned bedroom with built-in wardrobe, UPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin and panel bath, together with tiled splashbacks and radiator.

OUTSIDE

The front of the property provides two off-street parking spaces, while to the rear is an enclosed garden which

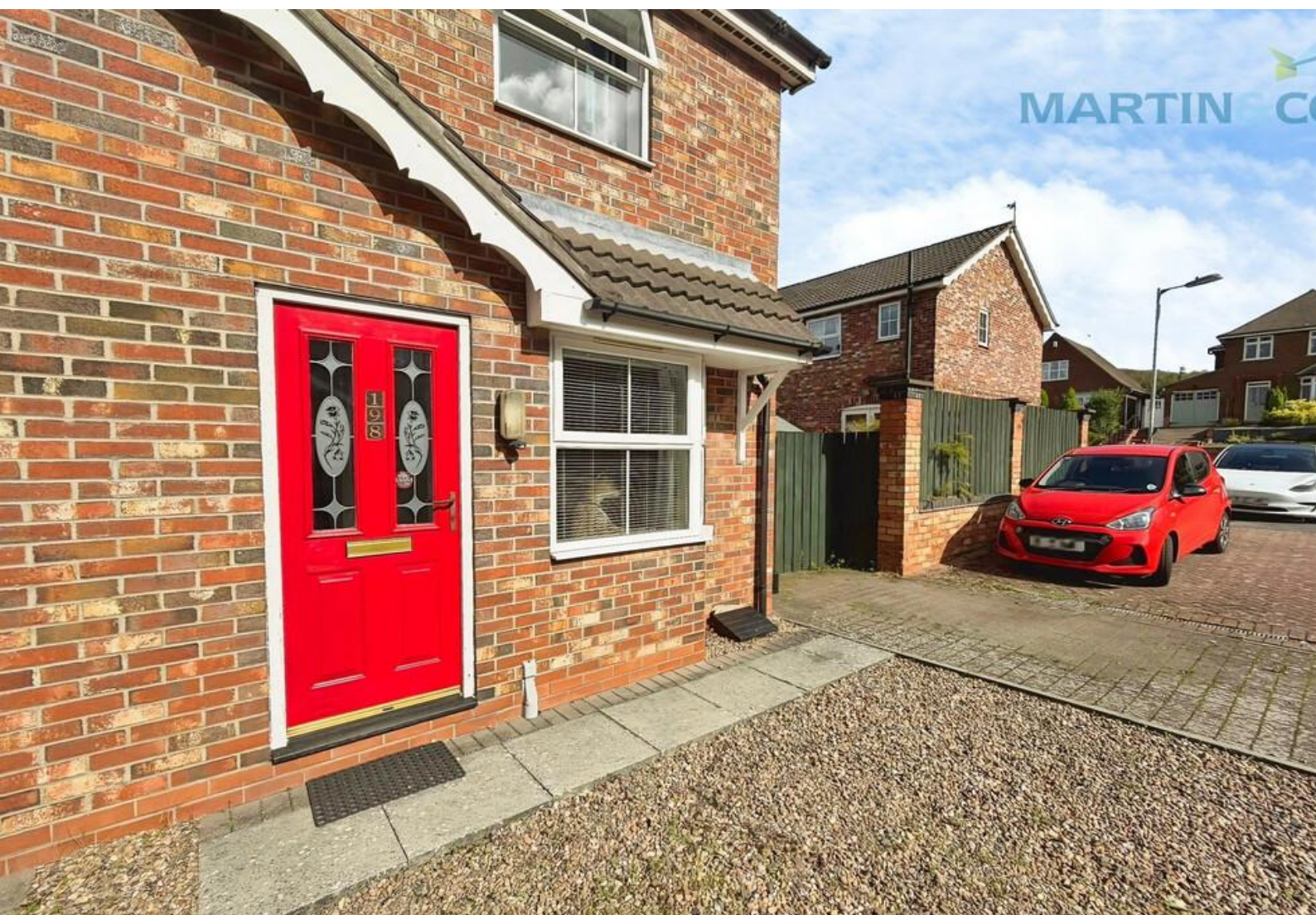


has been considerably improved by the current owners. The garden now features artificial turf and attractive patio areas, creating a smart, low-maintenance outdoor space that is ideal for sitting out and entertaining.

Overall, this is a very well-kept home which has been improved and maintained by the current owners and is ready for its next owner to move straight into.



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Martin & Co Gainsborough

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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.