

Offers Over £75,000




Martin & Co are pleased to offer for sale this impressive end terrace house located to Gainsborough's town centre and its respective amenities. Accommodation comprises of Lounge, Rear sun room, Feature kitchen being the focal point of the house with under floor heating and Downstairs WC. First floor, Two double bedrooms with fitted Walnut furniture and Luxury bathroom with high Spec shower. The property benefits from Gas central heating and double glazing. Externally there are front and rear yards. Sold with the benefit of an ongoing tenancy of circa 6 years with a current rental figure of £450PCM.




Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / Laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate. **Mortgage & Financial Advice:** Our mortgages are offered by Seico who have a team of highly qualified Financial Consultants that can provide you with up to the minute information on many of the rates available. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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 Finished to a High Standard

 Two Double Bedrooms


 Lounge & Feature Kitchen



 Rear Sun Room

 Downstairs WC and Upstairs Bathroom



 Gas Central Heating & Double Glazing

 Front & Rear Yards

Double glazed door with matching side panel into:

ENTRANCE PORCH

Door into:

LOUNGE 14' 8" x 11' 1" (4.47m x 3.38m) Approx

Double glazed window to the front, radiator, built in grey ashwood finished unit to the chimney recess, wall lights and door into:

INNER LOBBY

Stairs to the first floor and glazed oak door to:

FEATURE KITCHEN 15' 2" x 11' 3" (4.62m x 3.43m) Approx

Finished to a high standard comprising of base, drawer and wall units, complementary granite work surfaces and matching granite topped island with cupboard and drawer space underneath, inset stainless steel sink and drainer with mixer tap, integrated stainless steel oven and hob with extractor over, integrated fridge freezer, washing machine and dishwasher, tiled flooring, understairs cupboard with continuation of tiled flooring and wall mounted boiler, under floor heating, double glazed window to the rear and door into:

REAR SUN ROOM 10' 5" x 4' 5" (3.18m x 1.35m) Approx

Timber construction built on a brick base with glazed door to the rear and doorway into:

SEPARATE WC

With low level WC, pedestal wash hand basin and glazed window to the rear.

FIRST FLOOR LANDING Mirrored contemporary radiator, loft access and doors to:

BEDROOM ONE 16' 8" x 11' 2" (5.08m x 3.4m) Approx

With a comprehensive range of walnut finished furniture with drawer, cupboard and wardrobes space, two double glazed windows to the front with granite window ledges, TV point and mirrored contemporary radiator.

BEDROOM TWO 11' 3" x 9' 2" (3.43m x 2.79m) Approx

Also equipped with walnut finished furniture comprising of wardrobe and cupboard space, contemporary radiator and double glazed window to the rear with granite window ledge.

LUXURY BATHROOM

With a four piece suite comprising of vanity wash hand basin with mixer tap and cupboard space under, low level WC, panelled bath with mixer tap with shower attachment and shower cubicle with jet feature, ceramic tiled walls and flooring, useful shelved storage cupboard, chrome finished heated towel rail and double glazed window to the rear.

OUTSIDE

Externally to the front there is garden area with high level wall.

To the rear there is an enclosed rear yard with outbuilding /store.