



12 Adams Way, Marton, Gainsborough, Lincolnshire. DN21 5AQ

- NO CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXECUTIVE DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS
- MODERN FITTED KITCHEN DINER WITH INTEGRAL APPLIANCES
- EN-SUITE TO MASTER
- GENEROUS CORNER PLOT POSITION
- INTEGRAL DOUBLE GARAGE WITH ELECTRIC DOORS



PROPERTY DESCRIPTION

****NO CHAIN****EXECUTIVE DETACHED BUNGALOW****3/4 BEDROOMS**** Situated in the sought after village of Marton towards the end of a quiet cul-de-sac this beautifully presented three bedroom detached bungalow offers fantastic space both internally and externally and would be perfect for someone wanting to downsize whilst having a spacious bungalow that requires minimal modernisation. The home briefly comprises an entrance hall, spacious lounge, dining room, conservatory, modern fitted kitchen, utility room, study, three double bedrooms, bathroom, en-suite to master and integral double garage with electric garage doors. Externally the home sits on a fantastic corner plot with front, side and rear garden. The front garden is mainly block paved and pebbled for easy maintenance with a drive to the right providing off road parking for multiple vehicles whilst giving access to the garage. The rear garden is fully enclosed and private being mainly laid to lawn with a paved patio entertainment area. Viewings are highly recommended!



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

With a secure uPVC door with adjoining double glazed obscured glass side panelling, wall to ceiling decorative coving, thermostatic control, storage cupboard, alarm box and doors off to;

DINING ROOM

3.36m x 3.70m (11' 0" x 12' 2") Enjoying a front uPVC double glazed window and wall to ceiling decorative coving.

BEDROOM 2

3.13m x 3.71m (10' 3" x 12' 2") With a front uPVC double glazed window, TV point and recessed wall.

KITCHEN

5.68m x 3.34m (18' 8" x 10' 11") With dual aspect views to the rear and side through uPVC double glazed windows. The kitchen has an extensive range of matt cream wall and base units with a complementary granite counter top, built in 4-ring Neff induction hob with matching matt black Neff extractor hood, eye level Neff oven and grill, ceramic sink unit and drainer with hot and cold stainless steel mixer tap, intergrated fridge freezer and dishwasher, attractive tiled splash back, under cabinet lighting, wall to ceiling coving, attractive wood effect laminate flooring, TV point, breakfast bar and internal door leading through to;

UTILITY ROOM

3.32m x 1.77m (10' 11" x 5' 10") With a uPVC double glazed obscured window to the rear with adjoining uPVC double glazed door allowing access to the rear garden, matching wall and base units to the kitchen with a wood effect counter top, built in one and a half bowl stainless steel sink unit and drainer with hot and cold stainless steel mixer tap, plumbing and space for appliances, attractive tiled splash back, matching wood laminate flooring, wall to ceiling coving, ventilation point, alarm box, thermostatic control and doors off to the integral garage and office.

OFFICE

2.64m x 1.78m (8' 8" x 5' 10") With a front uPVC double glazed window, decorative wall to ceiling coving and consumer unit.

LIVING ROOM

4.22m x 4.38m (13' 10" x 14' 4") With double french doors allowing access into the conservatory, uPVC double glazed window, TV point and centrally positioned fire with decorative surround and solid wood ornate.

CONSERVATORY

5m x 3.4m (16' 5" x 11' 2") With uPVC double glazing throughout, tiled flooring, TV point and double french doors allowing access to the rear garden.

MASTER BEDROOM 1

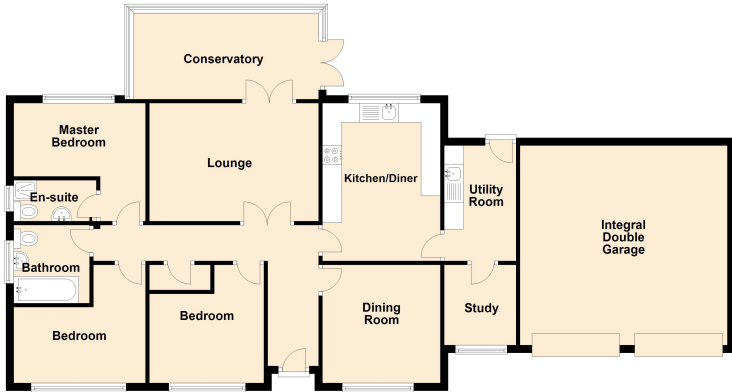
3.68m x 2.73m (12' 1" x 8' 11") Enjoying a rear



FLOORPLAN & EPC

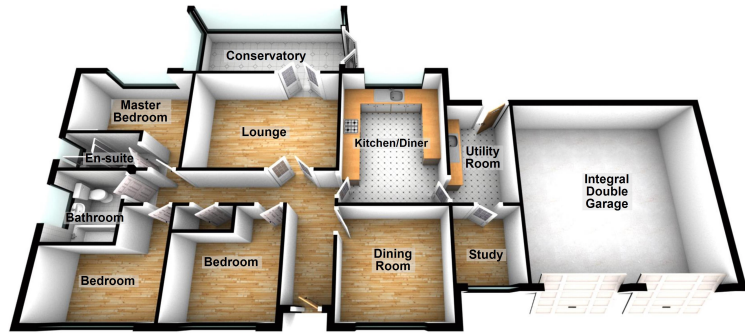


Ground Floor



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			81
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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