

REDUCED

Offers in Excess of £270,000 Freehold



18 Trent Port Road, Marton, Gainsborough, Lincolnshire. DN21 5AP

- HEAVILY EXTENDED & MODERNISED SEMI-DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- FOUR GENEROUS DOUBLE BEDROOMS
- CONTEMPORARY FITTED KITCHEN
- TWO ATTRACTIVE BATHROOM SUITES
- PRIVATE & ENCLOSED REAR GARDEN



PROPERTY DESCRIPTION

****SOUGHT AFTER LOCATION****BEAUTIFULLY PRESENTED BUNGALOW**** Situated in the popular village of Marton this beautifully extended and modernised bungalow offers a perfect turn key home ready for its new owners to move straight into. The bungalow has been extended to the side and rear substantially increasing the internal space whilst still leaving a generous private rear garden. The bungalow briefly comprises an entrance porch, spacious lounge diner with playroom, modern fitted kitchen, four generous double bedrooms and a jack and jill four piece family bathroom suite.

Bedroom two has the added benefit of an en-suite shower room and the master has private access into the family bathroom. Externally the home has a fully enclosed and private rear garden being mainly laid to lawn with a wood decking entertainment area ideal for catching the sun throughout the day. The front offers a drive providing off road parking with the rest being laid to lawn.



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

Enjoying a secure uPVC door, useful built in storage cupboards and oak glazed door into;

LOUNGE

4.30m x 5.64m (14' 1" x 18' 6"). Enjoying a front uPVC double glazed window, wood finished flooring, feature fire surround with tiled insert and an open fire and an internal doors giving access into the kitchen, inner hallway and a useful playroom.

PLAYROOM/STUDY

1.67m x 1.85m (5' 6" x 6' 1"). Enjoying a Velux window and wood finished flooring.

MODERN DINING KITCHEN

4.51m x 2.18m (14' 10" x 7' 2"). Enjoying a front uPVC double glazed window and rear uPVC double glazed double glazed doors. The kitchen enjoys oak finished wall and base units, granite worktops, sink unit with drainer to the side and block mixer tap, ample space given for white goods, a fitted stainless steel oven, four ring hob, tiled splash backs, plumbing for an automatic washing machine and extractor hood.

INNER HALLWAY

Enjoying side uPVC double glazed window, loft access, built in storage cupboards and internal doors allowing access into four bedrooms and the family bathroom.

DOUBLE BEDROOM 1

4.56m x 3.09m (15' x 10' 2"). Enjoying dual aspect side and rear uPVC double glazed windows, built in oak finished wardrobes and access into;

JACK AND JILL BATHROOM

1.89m x 3.09m (6' 2" x 3' 09"). Enjoying a side uPVC double glazed window, a modern four piece suite comprising a low flush WC, wall mounted wash hand basin, free standing roll topped bath, separate shower cubicle, tiled walls and tiled flooring.

REAR DOUBLE BEDROOM 2

3.55m x 2.55m (11' 8" x 8' 4"). Enjoying a rear uPVC double glazed window, internal door allowing access onto;

EN-SUITE SHOWER ROOM

1.93m x 1.69m (6' 4" x 5' 7"). Enjoying a side uPVC double glazed window, white three piece suite with low flush WC, wash hand basin, separate shower cubicle, fully tiled walls, granite finished flooring and chrome heated towel rail.

DOUBLE BEDROOM 3

2.71m x 4.13m (8' 11" x 13' 7") maximum. Enjoying a side uPVC double glazed window.

REAR BEDROOM 4

2.71m x 2.46m (8' 11" x 8' 1"). Enjoying a rear uPVC double glazed window.

GROUNDS

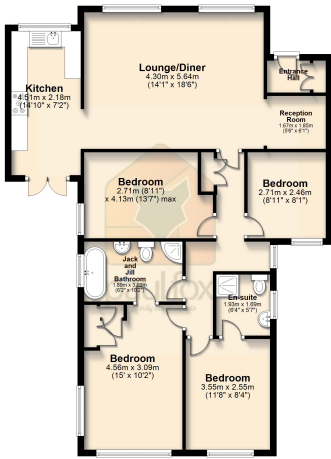
The home resides behind a small walled



FLOORPLAN & EPC

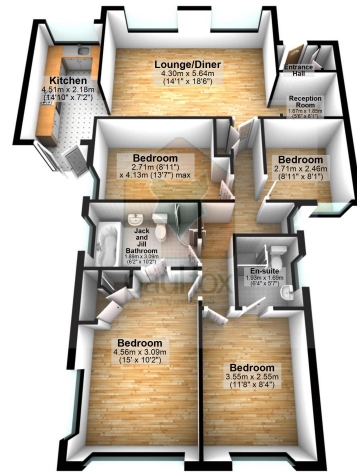


Ground Floor



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 PlanIt.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(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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