

**FOR SALE**

MARTIN & CO



**Orchard Avenue, Gainsborough**

**3 Bedrooms, 1 Bathroom, Semi-detached house**

**Guide Price £240,000**

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## Orchard Avenue, Gainsborough

3 Bedrooms, 1 Bathroom

Guide Price £240,000

- Three-bedroom semi-detached family home
- Popular village location in Lea
- Contemporary family bathroom
- driveway parking with EV charging point
- Remaining NHBC warranty

Beautifully presented throughout, this modern three-bedroom semi-detached home offers stylish, energy-efficient living within the highly desirable village of Lea, making it an excellent choice for first-time buyers, professionals and downsizers alike.

Occupying a pleasant position within a popular residential development, the property combines contemporary living with a peaceful village setting. Lea is renowned for its strong sense of community, attractive countryside surroundings and convenient access to Gainsborough, Lincoln, Scunthorpe and a range of local amenities.

The accommodation briefly comprises an inviting entrance hall leading into a spacious and beautifully presented lounge, providing the perfect space for both everyday living and entertaining. To the rear of the property, the modern kitchen diner serves as the heart of the home, offering a range of contemporary units and ample space for dining, with direct access to the garden. A convenient ground floor WC completes the accommodation on this level.



To the first floor are three well-proportioned bedrooms, all served by a modern family bathroom finished to a high standard.

Externally, the property benefits from a driveway providing off-road parking together with an EV charging point, ideal for modern motoring requirements. The enclosed rear garden offers an excellent outdoor space, featuring a paved patio area perfect for outdoor dining and entertaining.

Further benefits include an energy-efficient air source heat pump, modern construction standards and the remainder of the NHBC warranty, providing additional peace of mind for prospective purchasers.



Offering a true turnkey opportunity in a sought-after village location, early viewing is highly recommended to fully appreciate everything this superb home has to offer.





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## Martin & Co Gainsborough

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