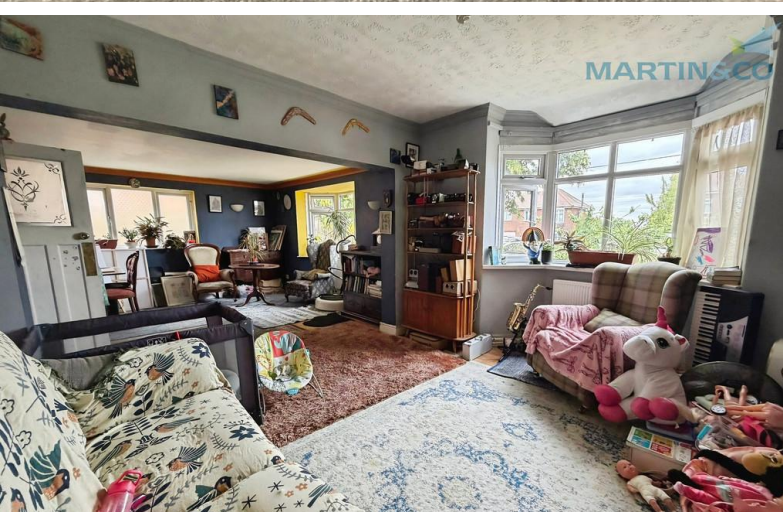


FOR SALE



Walkerith Road, Morton

4 Bedrooms, 2 Bathroom, Detached house

Asking Price Of £365,000



Walkerith Road, Morton

4 Bedrooms, 2 Bathroom

Asking Price Of £365,000

- Generous plot with extensive driveway and gardens
- Mature gardens featuring a variety of fruit trees
- Ground floor wet room and first floor family bathroom
- Solar panels benefiting from an existing Feed-in Tariff

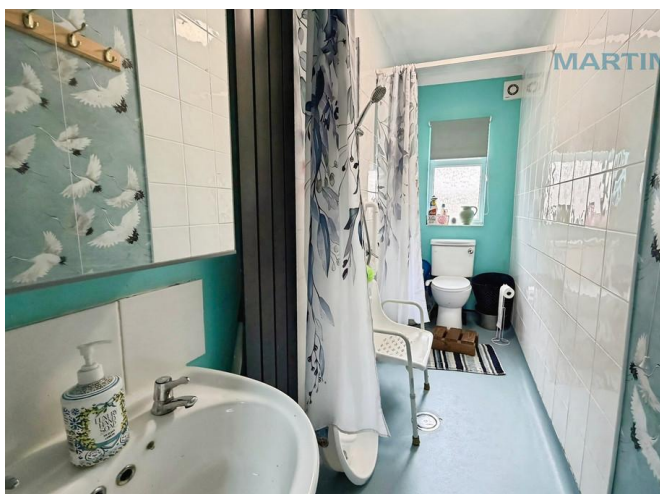
A substantial and individual dormer bungalow occupying a generous plot within the popular village of Morton. Offering spacious and flexible accommodation arranged over two floors, together with a large driveway, mature gardens, conservatory, useful wet room, modern energy improvements and excellent potential for personalisation, Wits End presents a rare opportunity for buyers seeking a home with character, space and individuality.

The property provides a versatile layout that offers considerably more space than many traditional bungalows, making it suitable for a variety of purchasers including families, those looking to downsize without compromising on space, or buyers searching for a unique home with the opportunity to create something tailored to their own requirements.

The ground floor offers comfortable and adaptable living accommodation, including a welcoming conservatory which provides an excellent additional reception space overlooking the gardens. The property also benefits from a practical ground floor wet room, adding convenience and flexibility for everyday living, guests or those looking for accommodation with future accessibility in mind.

The first floor provides further spacious accommodation, including bedrooms and a family bathroom fitted with both bath and shower facilities, creating a well-balanced layout suitable for a range of lifestyles.

The property provides an exciting opportunity for a buyer to put their own stamp on a truly individual home. The generous proportions, versatile layout and superb outside space provide an excellent foundation to create a wonderful long-term residence.





The property also benefits from several valuable improvements already carried out, including a new boiler and solar panels which continue to benefit from an existing Feed-in Tariff, providing an attractive feature for those looking to improve energy efficiency and potentially reduce running costs.

Externally, Wits End is particularly impressive, occupying a generous plot with a substantial driveway providing excellent off-road parking. The gardens offer a good degree of privacy and include a variety of established planting and numerous fruit trees, creating an appealing outdoor space for keen gardeners, entertaining or simply enjoying the surroundings.

Located within the sought-after village of Morton, the property enjoys a semi-rural setting whilst remaining conveniently placed for access to nearby amenities. Morton offers a strong community feel, with local facilities available nearby, while the neighbouring market town of Gainsborough provides a wider range of shops, supermarkets, schools, leisure facilities and

transport links, including rail connections towards Lincoln, Sheffield and Doncaster.

A rare opportunity to acquire a spacious and distinctive former bungalow in a desirable village location. With its impressive plot, flexible accommodation and exciting potential, viewing is highly recommended to fully appreciate the scale and character this unique home has to offer.





%epcGraph_c_1_210%



Martin & Co Gainsborough

Marshall Yard • Beaumont Street • Gainsborough • DN21 2NA

T: 01427 611833 • E: gainsborough@martinco.com

01427 611833

<http://www.martinco.com>



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.