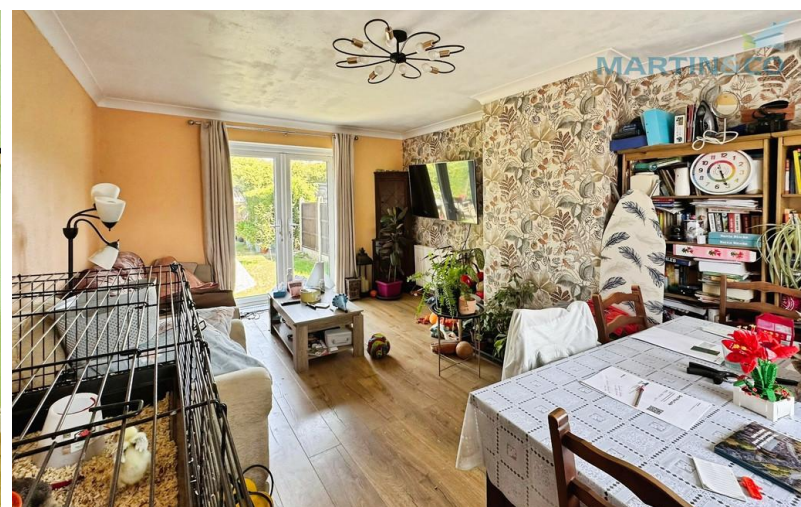


FOR SALE

MARTIN & CO



Heapham Road, Gainsborough

3 Bedrooms, 1 Bathroom + GF WC, Mid-terraced

Offers In Region Of £127,500

MARTIN & CO



Heapham Road, Gainsborough

3 Bedrooms, 1 Bathroom + GF WC

Offers In Region Of £127,500

- Spacious family home
- Large enclosed rear garden
- Driveway providing off-road parking
- Convenient downstairs WC
- Ideal first-time purchase

A Fantastic Opportunity for First-Time Buyers, Families & Investors Alike

Martin & Co are delighted to present this well-maintained three-bedroom home, offering generous living accommodation, recent improvements and excellent outdoor space, making it an ideal purchase for first-time buyers, growing families or buy-to-let investors.

Occupying a pleasant position on Heapham Road, the property benefits from both front and rear gardens, together with a private driveway providing convenient off-road parking.

Internally, the accommodation is both practical and well-proportioned. The ground floor comprises a welcoming entrance hall, a bright and spacious living room, a generous kitchen with ample cupboard and worktop space, together with the added convenience of a downstairs WC.

To the first floor are three well-sized bedrooms, all offering comfortable accommodation, alongside a family bathroom serving the first-floor landing.

The property has benefited from a number of recent improvements, including replacement windows and a recently installed boiler, providing buyers with added peace of mind and reducing immediate maintenance costs.

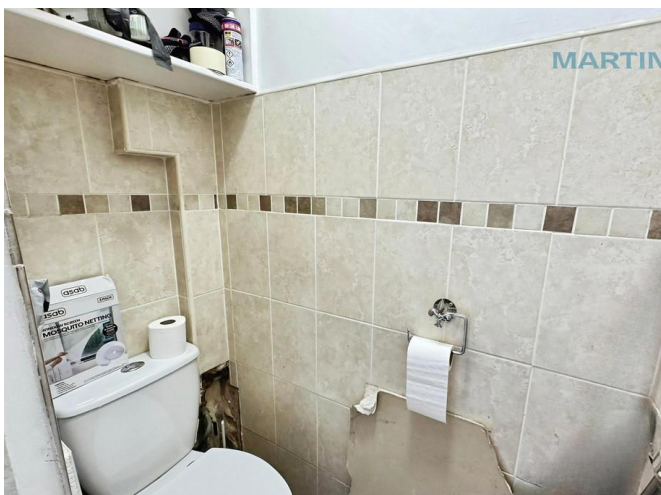
Externally, one of the standout features is the generous rear garden, offering excellent space for children to play, entertaining guests or simply enjoying the outdoors. The front garden further enhances the property's kerb appeal, whilst the driveway provides valuable off-road parking.





Conveniently situated within easy reach of local schools, shops, supermarkets and transport links, the property also enjoys excellent access to Gainsborough town centre and surrounding commuter routes.

Offering spacious accommodation, modern improvements and excellent value for money, early viewing is highly recommended to fully appreciate everything this home has to offer.





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Martin & Co Gainsborough

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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.