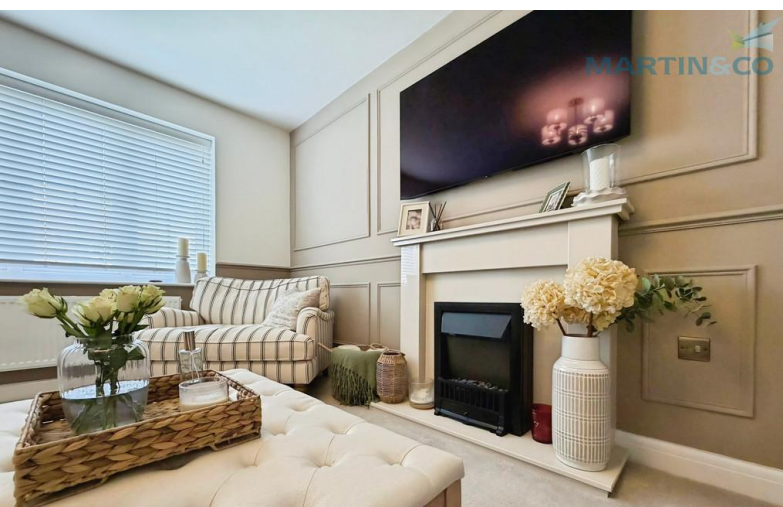


ON HOLD

MARTIN&CO



Canwick Way, Gainsborough

3 Bedrooms, 2 Bathroom, Semi-detached house

Offers In Region Of £265,000

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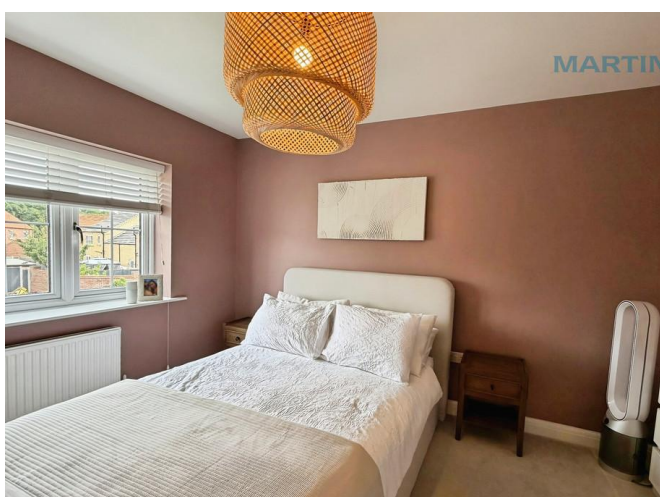
- Beautifully presented contemporary family home
- Remainder of NHBC warranty
- Principal bedroom with en-suite shower room
- Ground floor cloakroom/WC
- Private driveway

Immaculately presented throughout and benefiting from the remainder of its NHBC warranty, this exceptional three-bedroom contemporary family home offers stylish, modern living in one of Gainsborough's most sought-after residential developments. Enhanced during its original construction with a bespoke part-garage conversion completed by the developer, the property now boasts a beautiful dedicated dining room whilst still retaining a practical storage area within the remainder of the garage. Beautifully maintained by the current owners, this truly is a turn-key home ready to move straight into.

A welcoming entrance hall provides access to the well-planned ground floor accommodation, leading through to a spacious and inviting living room which offers the perfect place to relax and unwind.

To the rear of the property lies the heart of the home - a superb contemporary kitchen, thoughtfully designed with a range of modern units and ample workspace, flowing seamlessly into the stunning dining room. Created as part of the original build, this additional reception space significantly enhances the layout and provides the ideal setting for everyday family life, entertaining guests or hosting special occasions. French doors open directly onto the enclosed rear garden, allowing natural light to flood the room and creating a wonderful connection between the indoor and outdoor living spaces. A stylish ground floor cloakroom completes the accommodation on this floor.

The cleverly designed garage conversion has also retained a useful storage area to the front of the original garage, offering excellent space for bicycles, garden equipment and general household storage without compromising on the additional living accommodation.





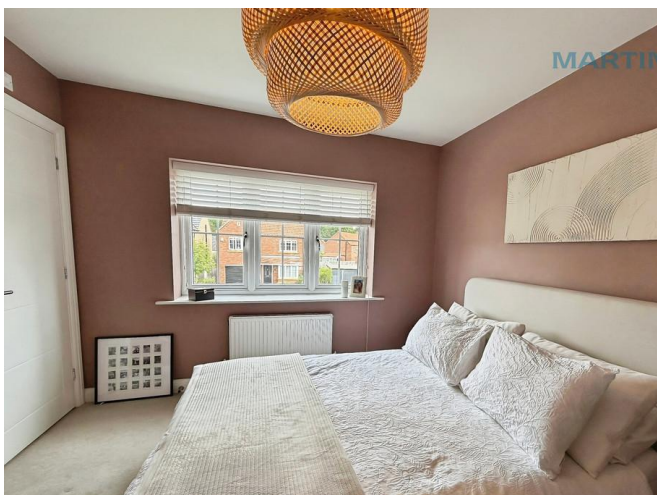
To the first floor, the property continues to impress with three well-proportioned bedrooms. The superb principal bedroom benefits from its own contemporary en-suite shower room, creating a private retreat, whilst the remaining bedrooms are served by a modern family bathroom finished to an excellent standard.

Externally, the property continues to impress with beautifully landscaped and impeccably maintained gardens to both the front and rear. The attractive front garden has been lovingly cared for by the current owners and provides wonderful kerb appeal, whilst the enclosed rear garden offers a private and peaceful setting for relaxing, entertaining and enjoying the warmer months. A private driveway provides off-road parking, and the retained garage storage offers excellent additional practicality.

Canwick Way forms part of an attractive modern development, ideally positioned for families and professionals alike. Excellent local schools, supermarkets, leisure facilities and Gainsborough town

centre are all within easy reach, together with excellent transport links to Lincoln, Scunthorpe and Doncaster, making this an ideal location for commuters.

Combining contemporary design, an upgraded layout, exceptional presentation and the reassurance of the remaining NHBC warranty, this outstanding home presents a fantastic opportunity for buyers seeking a property they can simply move into and enjoy from day one. Early viewing is highly recommended to fully appreciate everything this beautiful home has to offer.





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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.