



Hickman Crescent

Morton, Gainsborough, DN21 3BX

£160,000



Ideal First Time Buyers Property - Nestled in the charming area of Hickman Crescent, Morton, Gainsborough, this mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a friendly neighbourhood, residents will enjoy the benefits of local amenities and transport links, making it easy to access the wider Gainsborough area and beyond. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-maintained home.

Whether you are a first-time buyer or seeking a new family home, this mid-terrace house on Hickman Crescent is certainly worth considering. Don't miss the chance to make this lovely property your own.



Description

The generous size mid terrace three double bedroom house is an ideal first time buyers property. Allowing the opportunity to put your own stamp on it ! The property briefly comprises of an entrance hall, two reception rooms, gally kitchen, utility area, ground floor toilet and three double bedrooms and shower room to the first floor. Outside there is a large gravel front drive and rear garden.

Entrance Hall

Entering through the front upvc door into the hallway with laminate flooring, radiator and stairs to the left leading to the first floor.

2nd Reception Room 11'10" x 10'5" (3.62m x 3.20m)

The second reception room is front facing with a large upvc window, radiator and carpet with two archways leading into the main reception room.

Main Reception 16'4" x 10'2" (5.00m x 3.12m)

The main reception room is rear facing with large patio upvc doors leading into the garden, carpet and radiator and a central fire place with a gas fire as secondary heating.

Kitchen & Utility 18'0" x 8'7" (5.51m x 2.62m)

The kitchen is a gally style kitchen with a vast run of cream high gloss wall and base units, electric four ring hob, electric fan assisted oven, space for fridge / freezer and an under stairs cupboard. The back doors leads out into the utility area where there is plumbing for a washing machine and door leading into the rear garden.

Ground Floor WC 2'6" x 6'1" (0.78m x 1.86m)

With tiled floor and wc.

Stairs & Landing

The carpeted stairs leads to first floor landing with access to the loft.

Bedroom One 15'7" x 7'7" (4.76m x 2.33m)

The master bedroom is front facing with carpet, radiator and a built in double wardrobe housing the gas combi boiler.

Bedroom Three 11'10" x 6'5" (3.63m x 1.97m)

A double bedroom front facing with carpet and radiator.

Bedroom Two 15'10" x 9'11" (4.84m x 3.04m)

A double bedroom rear facing with built in sliding wardrobes and radiator.

Shower Room

The shower room is a generous size with a walk in shower cubicle with sliding door, gravity fed shower, hand basin and wc, part aqua board walls. (The bathroom photos has been AI enhanced with dressings)

Outside

To the front of the property there is a large gravel driveway for many cars. To the rear of the property there is a generous enclosed gravel garden.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk