



**47 High Street, Marton,
Gainsborough, DN21 5AL**



Book a Viewing!

£320,000

Substantial 2/3 bedroom semi-detached character home and barn conversion offering almost 2,000 sq ft of flexible accommodation. Packed with individual features and flexible living spaces, the property combines exposed beams, brickwork, fireplaces and log burners with solar panels, Tesla battery storage and secure electric gates.



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LOCATION

Marton is an attractive village positioned roughly midway between Gainsborough and Lincoln, approximately five miles south of Gainsborough and around 11 miles north-west of Lincoln, making it a convenient base for accessing both. The village offers a welcoming community feel with its own primary school and The Ingleby Arms pub, together with local bus connections, including a route serving Queen Elizabeth's Grammar School in Gainsborough. For a wider range of amenities, Gainsborough offers shopping, supermarkets and leisure facilities, while the historic city of Lincoln is also within easy reach with its extensive choice of shops, restaurants, bars and cultural attractions, including the Castle, Cathedral and Bailgate. The location provides an appealing balance between village life and access to larger towns and the city, making it well suited to buyers looking for a character home outside Lincoln while remaining within practical travelling distance.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with tiled flooring, UPVC windows to both the front and rear aspects and a UPVC entrance door.



LOUNGE

13' 6" x 10' 8" (4.11m x 3.25m) A characterful reception room with a UPVC window allowing plenty of natural light into the space, a multi-fuel burner with mantel surround provides an attractive focal point and complements the character found throughout the home.

SITTING ROOM/BEDROOM 3

11' 1" x 10' 8" (3.38m x 3.25m) A particularly flexible room that could comfortably serve as a third bedroom or additional sitting room, with double UPVC French doors opening directly onto the patio, accompanied by a side window allowing further natural light into the room, a radiator and feature fireplace.



PLAY ROOM

13' 8" x 10' 8" (4.17m x 3.25m) Another useful reception space offering plenty of flexibility for family life, currently providing room for both seating and a desk area, a radiator, side window and additional internal glazed window.

RECEPTION HALL

8' 7" x 8' 6" (2.62m x 2.59m) A further flexible reception space linking the entrance hall with the rear part of the property and rear porch, with radiator and internal window.

KITCHEN/DINER

16' 9" x 12' 8" (5.11m x 3.86m) A real focal point of the home, the kitchen/diner combines generous proportions with plenty of character. The fitted kitchen provides a range of wall-mounted cupboards and base units with worktop space, a Rangemaster-style cooker, Belfast sink, UPVC windows overlook the front garden and provide plenty of natural light, including an attractive feature arched window. Further character comes from the vaulted ceiling and log burner with fireplace, while tiled flooring and a radiator complete the room. There is ample space for dining furniture, making this a fantastic sociable space at the heart of the home.



DINING ROOM

13' 2" x 10' 6" (4.01m x 3.2m) A separate dining room with tiled flooring, radiator, an internal window and a loft hatch, which provides further storage. A door leads through to the utility room.



UTILITY ROOM 0' 6" x 5' 1" (3.2m x 1.55m) A useful separate utility room fitted with laminate worktop, space for a washing machine, tiled flooring and two UPVC windows overlooking the rear aspect providing plenty of natural light.

REAR PORCH

9' 3" x 8' 6" (2.82m x 2.59m) A practical rear entrance with tiled flooring, UPVC side window and radiator.



PANTRY

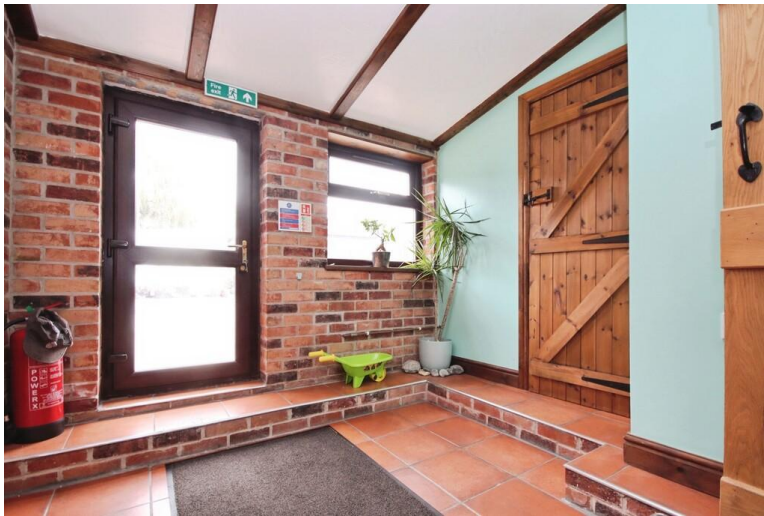
An additional hallway/pantry space with tiled flooring, UPVC window to the front aspect, the oil-fired boiler and access to the ground floor WC.

WC

Comprising WC and wash hand basin, tiled flooring, radiator and extractor.

OFFICE / MUSIC ROOM

10' 11" x 10' 8" (3.33m x 3.25m) Currently used as a music room, this is another useful reception space which could work equally well as a dedicated home office, hobby room or snug. The room benefits from built-in cupboard storage, radiator and frosted internal glazed window.



GYM

10' 8" x 6' 11" (3.25m x 2.11m) A dedicated gym space with window to the rear aspect, radiator and glazed panelled door opening directly onto the garden. The room also houses the Tesla battery storage system connected to the property's solar panels.

SHOWER ROOM

Fitted mains shower with Mermaid-style wall boarding, upright chrome heated towel radiator and extractor.

FIRST FLOOR LANDING

With access to the two main double bedrooms and family bathroom and an attractive stained glass window to the side aspect.



BEDROOM 1

11' 1" x 10' 8" (3.38m x 3.25m) A spacious front-facing double bedroom benefiting from UPVC windows to both the front and side aspects, providing excellent natural light and two radiators.

DRESSING AREA

A useful dressing area connecting through to the bedroom accommodation, with built-in cupboard housing the hot water cylinder.

BEDROOM 2

11' 9" x 8' 6" (3.58m x 2.59m) A further double bedroom with UPVC window to the side aspect, radiator and access into the adjoining dressing area.



BATHROOM

8' 8" x 5' 10" (2.64m x 1.78m) Fitted with a three-piece suite comprising bath with shower attachment, WC and wash hand basin with useful vanity cupboard storage, lino flooring, radiator, spotlights and a frosted UPVC window to the side aspect.

WORKSHOP

17' 1" x 13' 5" (5.21m x 4.09m) A fantastic additional space benefiting from lighting and power, providing plenty of flexibility depending on the needs of the new owners. Ideal for use as a workshop, hobby room or additional storage space.



OUTSIDE

The property offers excellent outside space while remaining relatively easy to maintain. To the front the home sits securely behind remote-controlled electric gates with separate pedestrian access, opening onto a slate driveway providing parking for two vehicles. The attractive frontage incorporates lawn, mature borders, paved walkways and several seating areas, with the oil tank also discreetly positioned within the front garden. To the rear there is a secure, low-maintenance garden predominantly laid to paved and concrete areas, complemented by a covered seating area, greenhouse, log store and useful workshop. Further practical features include an outside tap and external power, with secure brick-built boundaries providing a good degree of privacy.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage. Oil fired central heating and solar panels.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Ground Floor
Approx. 148.2 sq. metres (1595.6 sq. feet)



First Floor
Approx. 35.7 sq. metres (384.7 sq. feet)



Total area: approx. 184.0 sq. metres (1980.3 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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