



## 13-15 Sands Lane, Gainsborough, DN21 3TX

£235,000

An immaculately presented two or three bedroom beautiful, character home in the village of Scotter, sat on a great plot and close to local amenities.

The living space downstairs is great with a feature through and through fireplace that opens onto both the lounge and dining area, there is also a recently updated kitchen, two further reception rooms one that could be used as an additional double bedroom and a downstairs W.C. To the first floor is two double bedrooms and a four piece bathroom. To the front of the property is a private lawned garden with a patio area and off road parking.

This property offers flexible living with the potential to have bedrooms both upstairs and downstairs. Please get in touch to book a viewing or for any more information.

Lounge 17'11" x 16'10" (5.48 x 5.15)



Kitchen 13'3" x 10'6" (4.04 x 3.22)



Dining room 15'11" x 10'5" (4.87 x 3.20)



Snug/bedroom three 11'5" x 11'3" (3.50 x 3.44)



Office 11'0" x 8'3" (3.36 x 2.54)



Downstairs W.C.



First floor landing

Bedroom one 13'3" x 12'6" (4.04 x 3.83)



Bedroom two 13'6" x 8'3" (4.14 x 2.53)



Bathroom

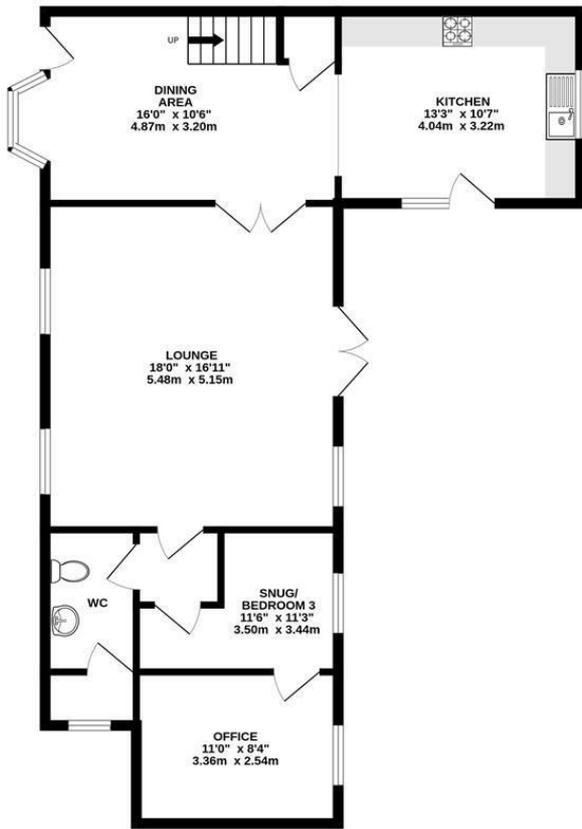


Outside

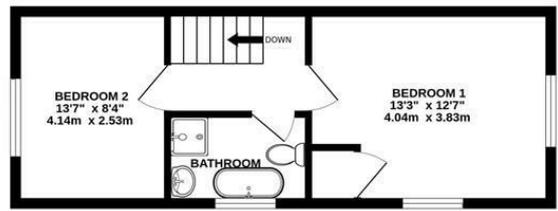


# Floor Plan

**GROUND FLOOR**  
836 sq.ft. (77.6 sq.m.) approx.



**1ST FLOOR**  
309 sq.ft. (28.7 sq.m.) approx.



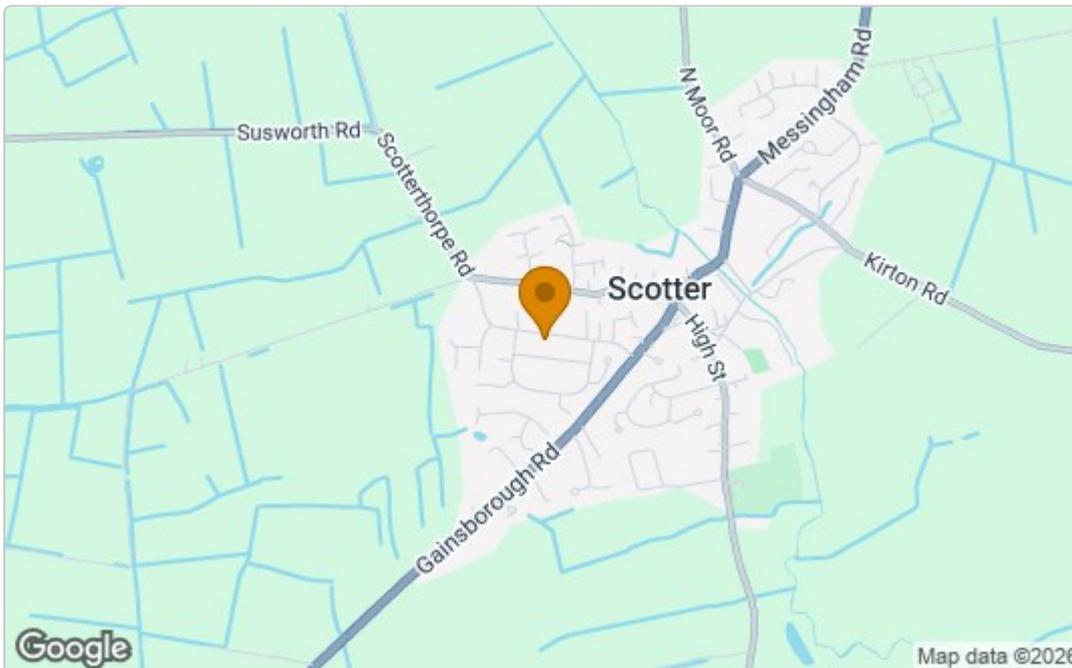
**TOTAL FLOOR AREA : 1145 sq.ft. (106.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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