



1 Stainton Avenue, Gainsborough, DN21 4SS

**£168,000**

Built in approx. 1850's is this two bedroom semi detached cottage in the popular village of Waddingham.

To the ground floor you enter in to the lounge with a cozy multi fuel burner then to the rear there is a kitchen diner and ground floor modern family bathroom. Upstairs there are two double bedrooms a further room that the current owner uses as a office/dressing area.

Outside there is a secure private courtyard garden that is perfect for someone who is looking for low maintenance and on street parking to the front of the property. Available to view now please call the office to book your appointment!

Lounge 14'3" x 11'5" (4.36 x 3.50)



Bathroom 9'6" x 7'7" (2.90 x 2.32)



Kitchen 16'11" x 12'2" (5.18 x 3.71)



Bedroom one 14'3" x 11'9" (4.36 x 3.60)



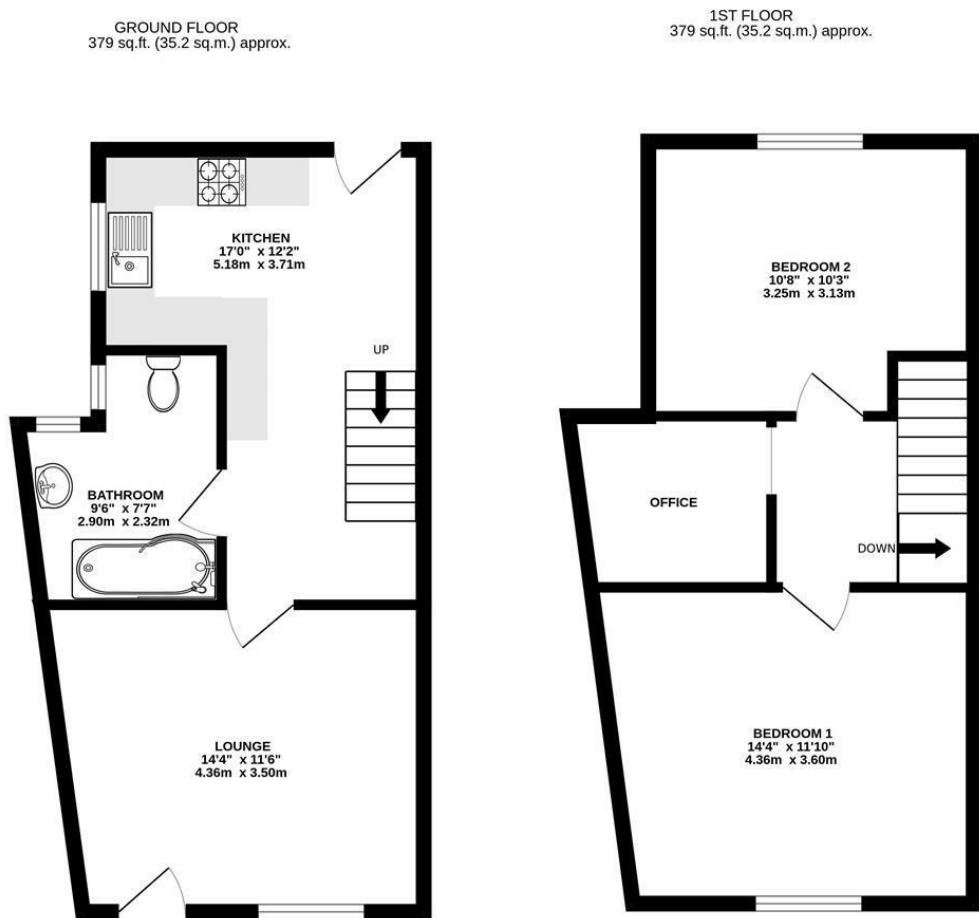
Bedroom two 10'7" x 10'3" (3.25 x 3.13)

Office



Outside

# Floor Plan

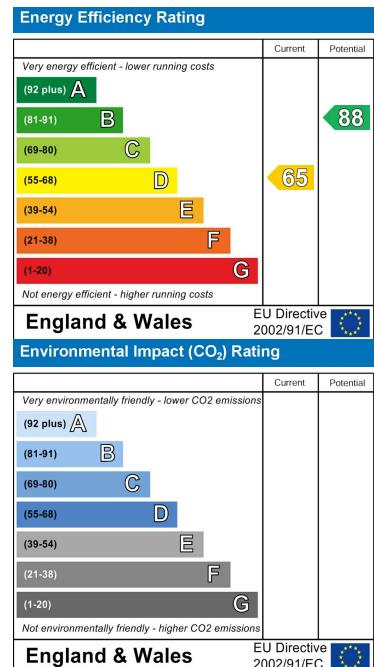


## Area Map

TOTAL FLOOR AREA: 758 sq.ft. (70.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 condition or working order can be given.  
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## Energy Efficiency Graph



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