



5 Sands Lane, Gainsborough, DN21 3TX

£435,000

A substantial character home with a versatile and spacious layout. The owners have vastly improved this home inside and out with an annexe section of the home that can be used with the main house, or made completely independent. Incredibly well presented with great decor a large plot with mainly landed gardens, seating areas and a detached garage with ample parking, all in the middle of the sought after village of Scotter.

The works carried out by the owners are extensive with layout changes, external rendering, electrical and heating upgrades to go with the cosmetic upgrades. We have a modern kitchen with central island, contemporary shower room and a freestanding bath in your main bedroom which also has a dressing room. Character has also been retained with exposed beams, the lounge is particularly stunning.

Please study the floor plan for the full layout, for further information or to book a viewing please get in touch.

Entrance Hall



Dining Room 16'9" x 12'8" (5.11 x 3.88)



Sitting Room 16'9" x 11'10" (5.11 x 3.62)



Lounge 16'10" x 16'9" (5.15 x 5.11)



Kitchen 26'8" x 12'2" (8.14 x 3.71)



Downstairs W.C.

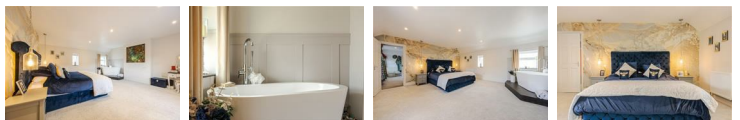
Utility Room 7'10" x 6'0" (2.41 x 1.83)

Landing

Sun Room 12'2" x 7'10" (3.71 x 2.41)



Bedroom One 16'10" x 16'9" (5.15 x 5.11)



Dressing Room 12'8" x 6'9" (3.88 x 2.08)

Bedroom Two 17'0" x 11'0" (5.20 x 3.36)



Garage 21'1" x 11'5" (6.43 x 3.49)



Outside



Bedroom Three 9'11" x 9'10" (3.04 x 3.02)



Annexe Kitchen 12'5" x 9'5" (3.80 x 2.88)



Annexe Reception/Bedroom 24'11" x 8'5" (7.61 x 2.57)

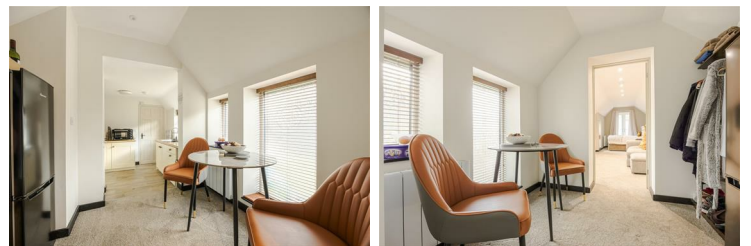


Shower Room 11'3" x 5'8" (3.44 x 1.75)



Annexe Shower Room 6'5" x 6'5" (1.97 x 1.97)

Annexe Lobby 8'5" x 8'4" (2.57 x 2.55)



Annexe Courtyard



Floor Plan



TOTAL FLOOR AREA : 2819 sq.ft. (261.9 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.

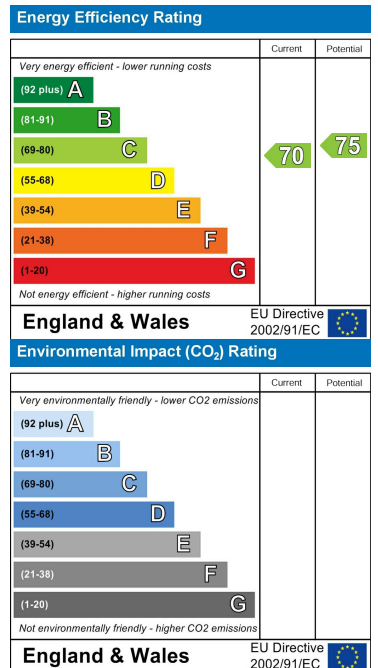
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Area Map



Energy Efficiency Graph



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