



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)

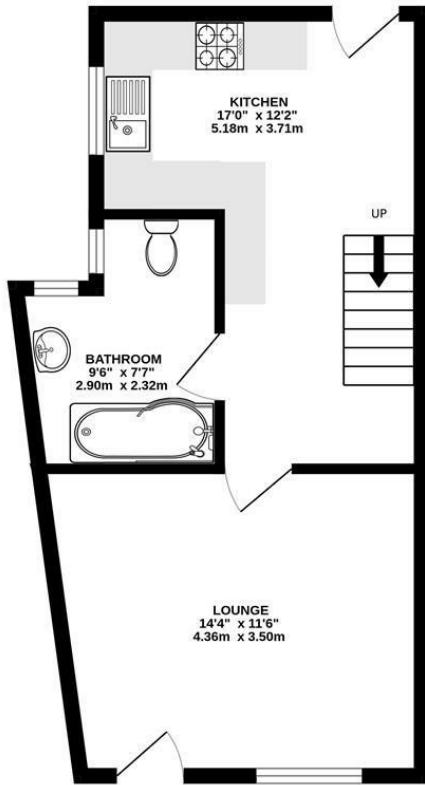
Office



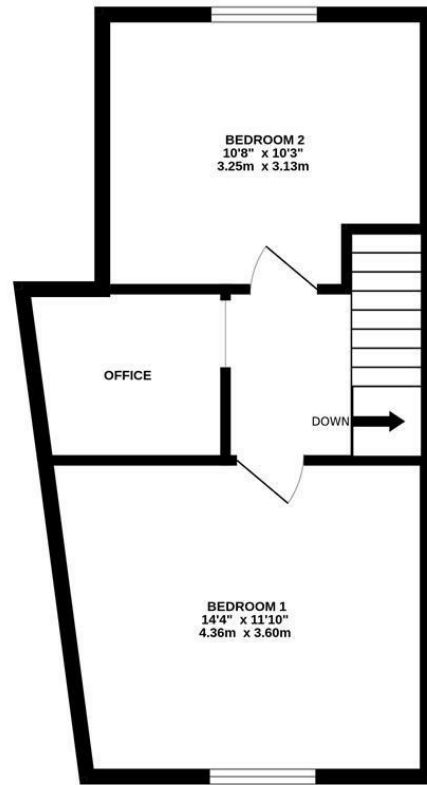
Outside

Floor Plan

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



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 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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