CADE









52 Sands Lane, Gainsborough, DN21 3TS £190,000

Fantastic young family home or first time buyer opportunity in the ever popular village of Scotter! Presented really well throughout and with an extension at the rear to create more living space, this three bed mid terrace is one not to be missed. The ground floor comprises of an entrance hall, a neutral good size kitchen diner with a cosy living area and a separate inviting lounge with fireplace feature and downstairs bathroom. Upstairs, there are two double bedrooms, a further well proportioned third bedroom and a modern shower room. Outside the property has a secure rear garden with block paved patio area, a long lawn and then at the very bottom of the garden a pergola with seating area and a summer house which is currently being used as a bar. The property also benefits from a block paved driveway to the front of the property for a couple of cars and a new roof installed in 2024. Viewings are available now, to book in please give us a call!

Bedroom Two 14'10" x 7'7" (4.54m x 2.33m)





Lounge $15'9" \times 11'3" (4.80m \times 3.43m)$





Living kitchen diner $23'0" \times 13'6" (7.03m \times 4.12m)$









First Floor Landing Bedroom One 11'11" \times 11'7" (3.65m \times 3.54m)

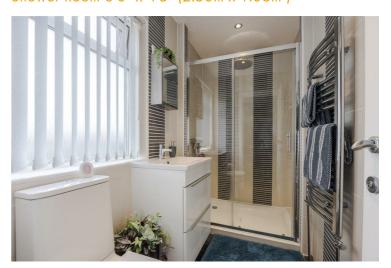




Bedroom Three $8'5" \times 6'7" (2.57m \times 2.01m)$



Shower Room $8'3" \times 4'5" (2.53m \times 1.36m)$



Family Bathroom $7'6" \times 5'10"$ (2.29m \times 1.80m)



Outside





Patio Area





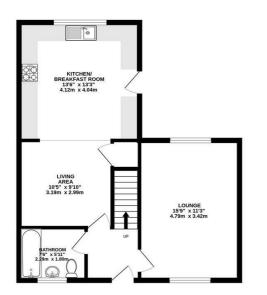
Summer house/bar $16^{\circ}5^{\circ} \times 12^{\circ}8^{\circ}$ (5.02m × 3.88m)



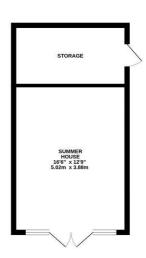


With added storage to the rear.

GROUND FLOOR 568 sq.ft. (52.8 sq.m.) approx.







OUTBUILDINGS 296 sq.ft. (27.5 sq.m.) approx.

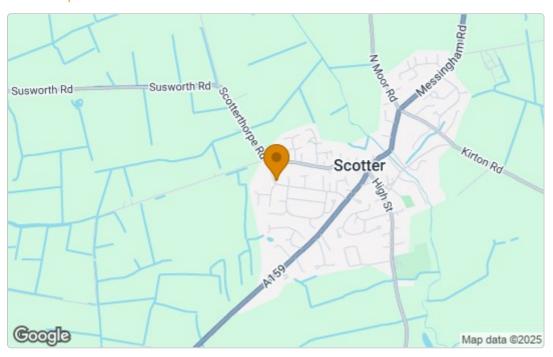
TOTAL FLOOR AREA: 1252 sq.ft. (116.4 sq.m.) approx.

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 operatibility or efficiency can be given.

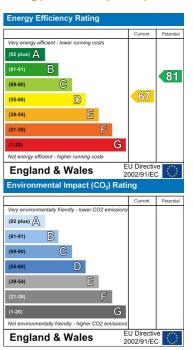
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Area Map



Energy Efficiency Graph



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