



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!



Entrance



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



Lounge 15'9" x 11'3" (4.80m x 3.43m)



Bedroom Three 8'5" x 6'7" (2.57m x 2.01m )



Living kitchen diner 23'0" x 13'6" (7.03m x 4.12m)



First Floor Landing

Bedroom One 11'11" x 11'7" (3.65m x 3.54m)



Shower Room 8'3" x 4'5" (2.53m x 1.36m )



Family Bathroom 7'6" x 5'10" (2.29m x 1.80m )



Outside



Patio Area



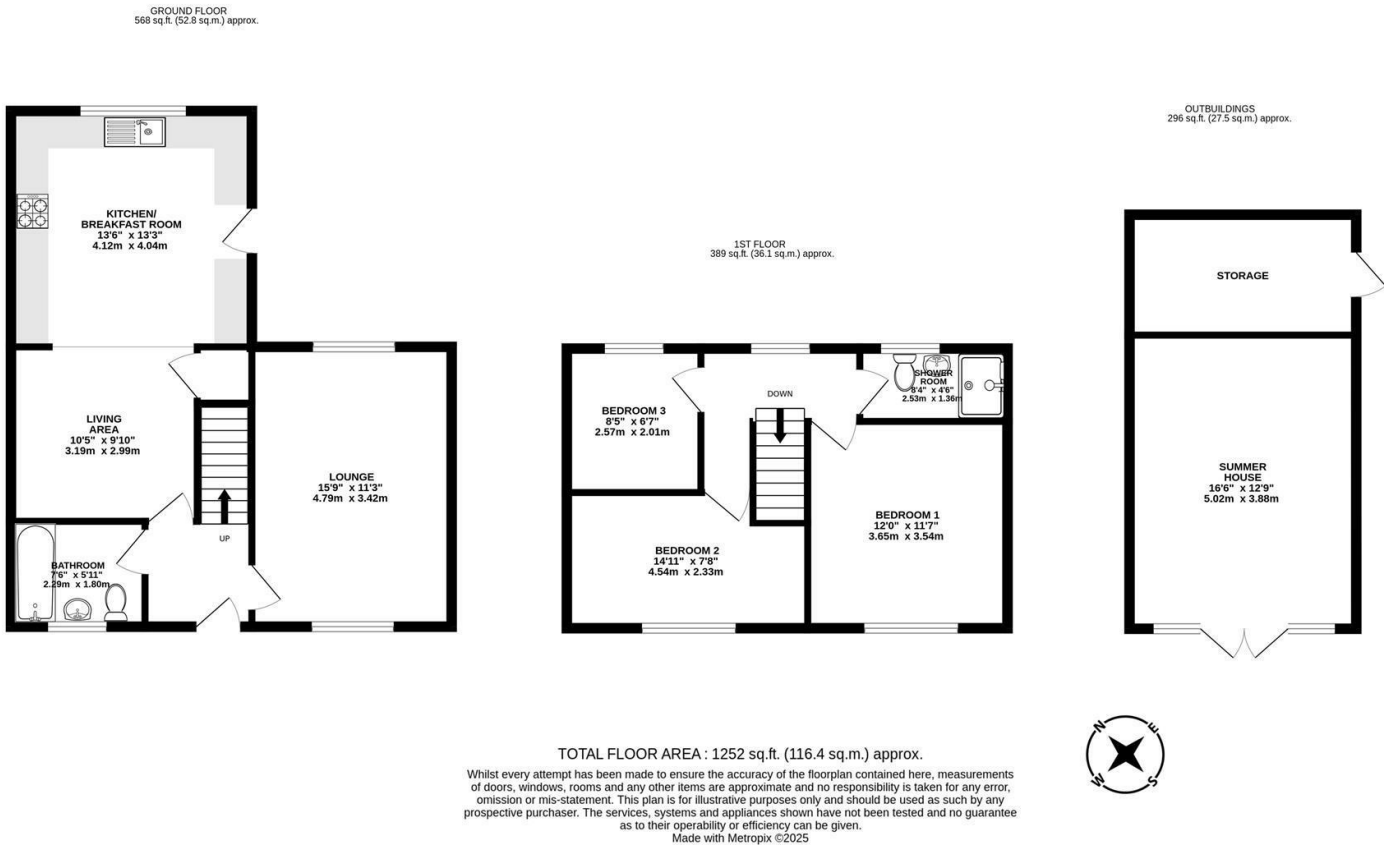
Summer house/bar 16'5" x 12'8" (5.02m x 3.88m )



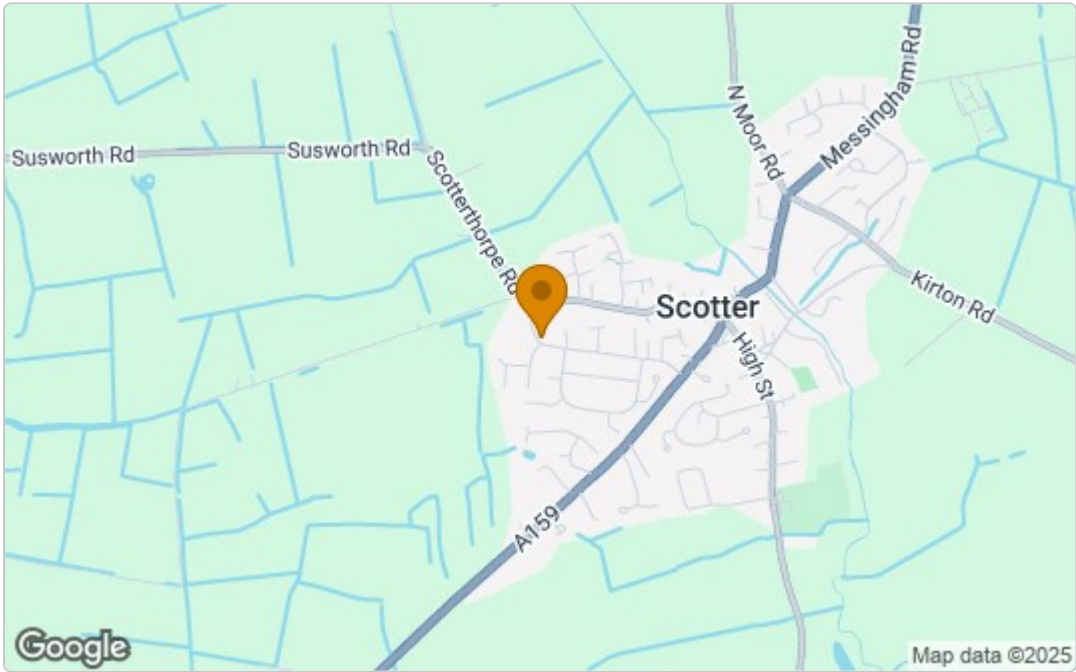
With added storage to the rear.



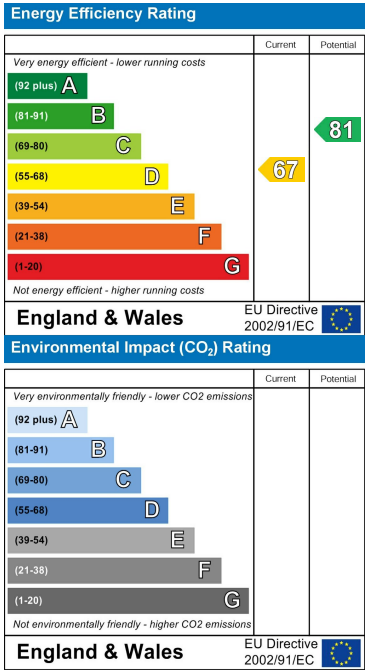
Floor Plan



Area Map



Energy Efficiency Graph



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