



13-15 Sands Lane, Gainsborough, DN21 3TX

£235,000

An immaculately presented two or three bedroom beautiful, character home in the village of Scotter, sat on a great plot and close to local amenities.

The living space downstairs is great with a feature through and through fireplace that opens onto both the lounge and dining area, there is also a recently updated kitchen, two further reception rooms one that could be used as an additional double bedroom and a downstairs W.C. To the first floor is two double bedrooms and a four piece bathroom. To the front of the property is a private lawned garden with a patio area and off road parking.

This property offers flexible living with the potential to have bedrooms both upstairs and downstairs. Please get in touch to book a viewing or for any more information.

Lounge 17'11" x 16'10" (5.48 x 5.15)



Kitchen 13'3" x 10'6" (4.04 x 3.22)



Dining room 15'11" x 10'5" (4.87 x 3.20)



Snug/bedroom three 11'5" x 11'3" (3.50 x 3.44)



Office 11'0" x 8'3" (3.36 x 2.54)



Downstairs W.C.



First floor landing

Bedroom one 13'3" x 12'6" (4.04 x 3.83)



Bedroom two 13'6" x 8'3" (4.14 x 2.53)



Bathroom

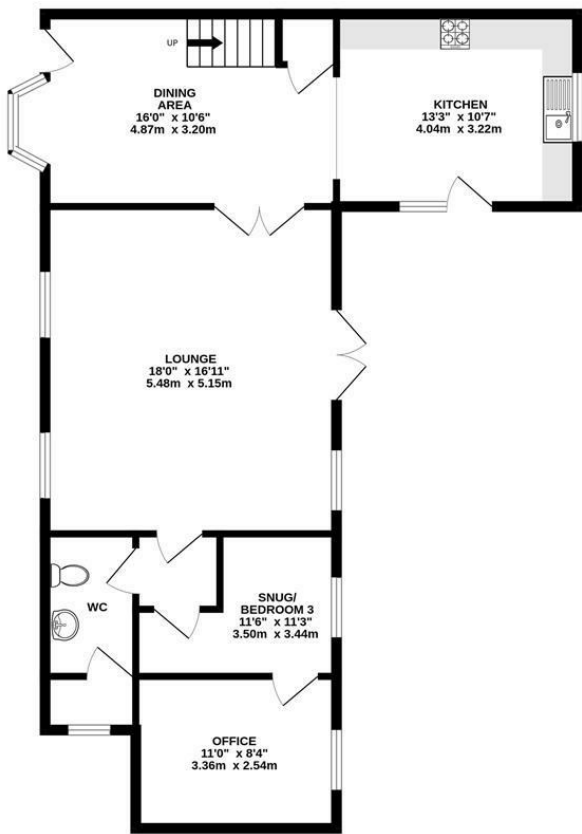


Outside

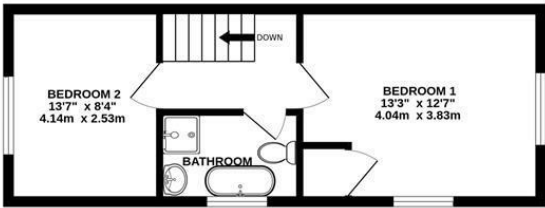


Floor Plan

GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.

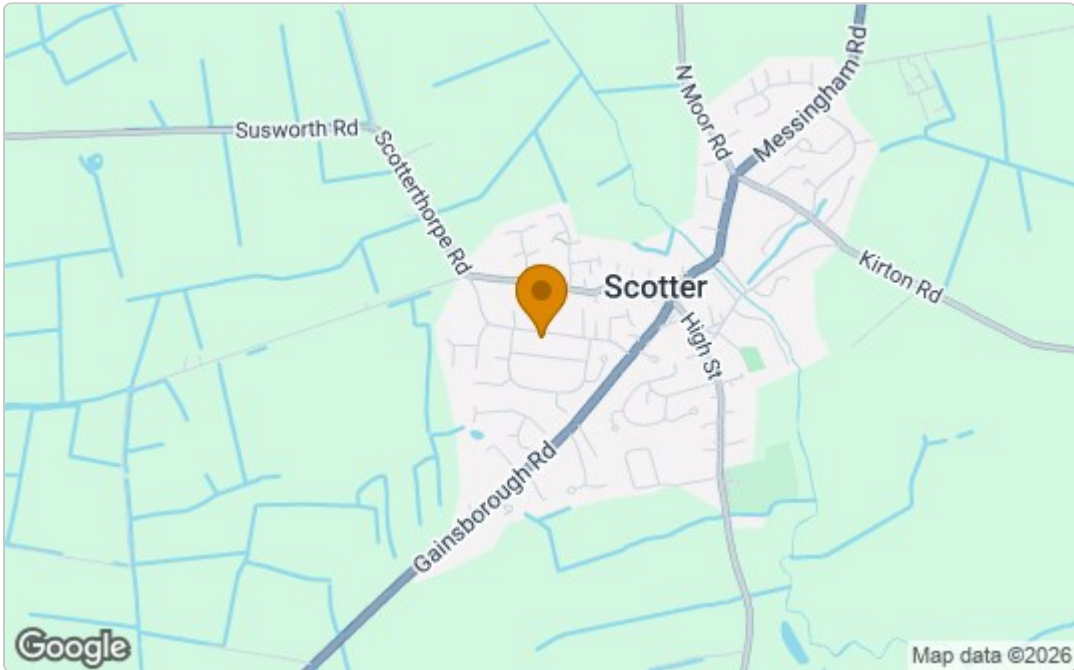


TOTAL FLOOR AREA : 1145 sq.ft. (106.3 sq.m.) approx.

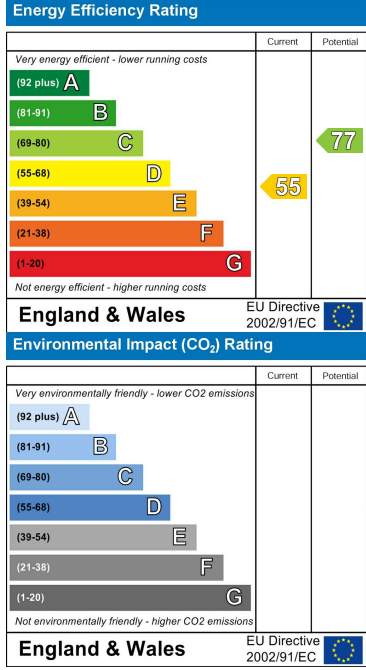
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Area Map



Energy Efficiency Graph



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