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35 Crapple Lane, Gainsborough, DN21 3QT

£199,950

Located in the popular rural village of Scotton, this desirable three bed semi detached property is neutrally decorated throughout, has no chain attached and is of vacant possession. The ground floor of the property comprises of an entrance hall, lounge with fireplace, good size kitchen diner and a downstairs W.C.. Upstairs there are three well proportioned bedrooms, one with an En suite and a family bathroom, whilst outside there is off road parking and a lawned garden with metal shed. Viewings are available now, so to book in please give us a call.

Entrance Hall 9'2" x 6'5" (2.81m x 1.97m)



En Suite 5'7" x 7'2" (1.71m x 2.19m)



Lounge 15'6" x 12'7" (4.74m x 3.85m)



Bedroom Two 7'6" x 10'0" (2.31m x 3.07m)



Kitchen Diner 15'5" x 10'9" (4.72m x 3.29m)



Bedroom Three 7'6" x 10'0" (2.30m x 3.06m)



Downstairs WC 5'8" x 6'5" (1.75m x 1.97m)

Bedroom One 9'7" x 12'7" (2.93m x 3.86m)



## Family Bathroom 5'7" x 7'2" (1.71m x 2.19m)



Four piece bathroom suite

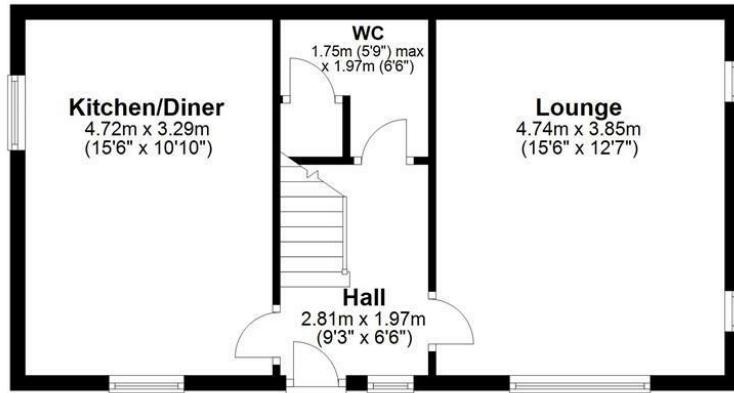
## Outside



## Floor Plan

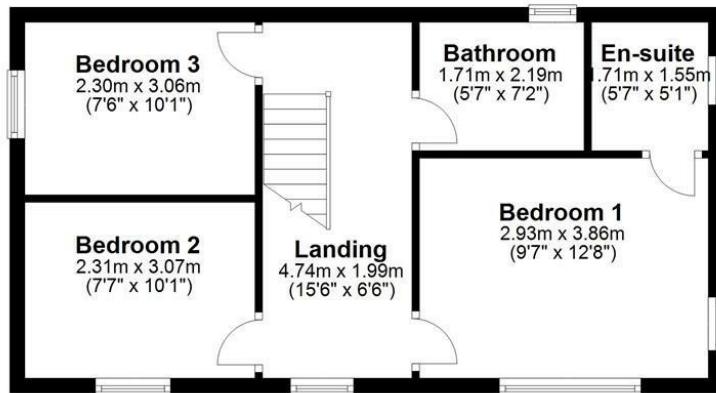
### Ground Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



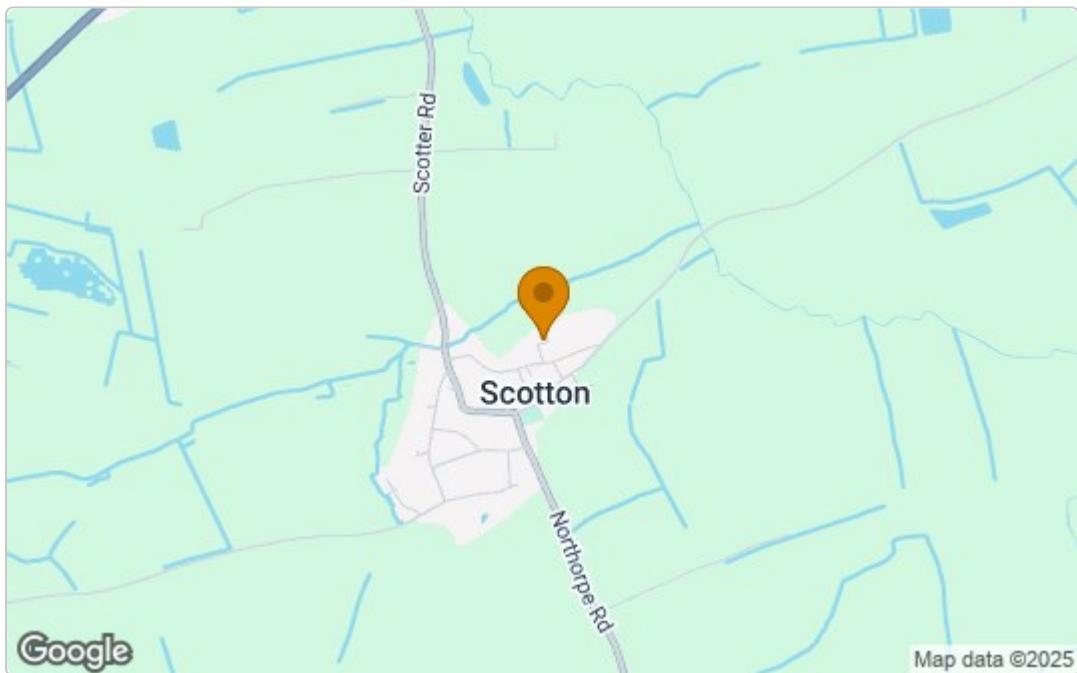
### First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)

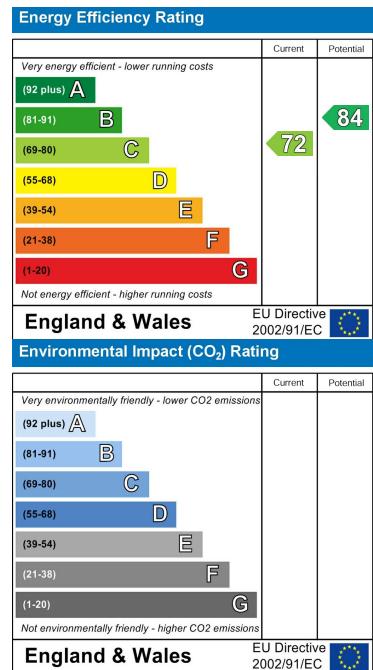


Total area: approx. 87.2 sq. metres (938.1 sq. feet)

### Area Map



### Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.