

Awaiting Images

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Sandsfield Lane,GAINSBOROUGH DN21 1DA

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welcome to

Sandsfield Lane, GAINSBOROUGH

This spacious four bedroom semi detached property offers flexible and well proportioned accommodation. With generous living accommodation across three floors, practical family friendly features and attractive outdoor space, this property presents an excellent opportunity for a wide range of buyers.

Entrance Porch
Double glazed window.

Entrance Hall
Under stairs storage, laminate flooring, solar panels controls and central heating radiator.

Lounge
Feature fire place, coving to the ceiling, central heating radiator, double glazed window and double glazed bay window.

Dining Room
Feature fire place, central heating radiator and double glazed window.

Kitchen
Fitted with a range of grey wall and base units, complementary work surfaces and sink and drainer unit. Integrated extractor and space for appliances including a range cooker, washing machine and fridge freezer. Two double glazed windows and double glazed door.

Bathroom
Fitted with a three piece suite, complementary flooring, vertical central heating radiator and double glazed window.

First Floor

Landing
Staircase leading to the landing with double glazed window.

Bedroom One
Feature fire surround, central heating radiator and double glazed window.

Bedroom Two
Fitted wardrobes, central heating radiator and double glazed window.

Second Floor

Bedroom Three
Sloping ceiling to one side, central heating radiator and double glazed window.

Bedroom Four
Neutral decor, central heating radiator and double glazed window.

Wc
Fitted with wc and wash hand basin.

Front Garden
Small cottage garden to the front.

Driveway
Gated driveway to the front of the property for off street parking.

Rear Garden
Astro turf lawned garden with decked area all enclosed with wall and gated.

Storage Shed

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- **Awaiting internal images**
- Four bedroom semi detached property over three levels
- Two reception rooms and a fitted kitchen
- Well proportioned accommodation throughout
- Driveway providing off road parking

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£125,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD110981

The Property Ombudsman

Property Ref:
RFD110981 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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