



## Sandsfield Lane

Gainsborough, DN21 1DD

£80,000



We offer to the market with NO ONWARD CHAIN for ease of purchase a two bedroom mid terraced property located within the popular market town of Gainsborough which is well served with local amenities including retail park, cafes and restaurants, leisure facilities, transport links and the Riverside. The property may be of interest to first time buyers and investors alike and EARLY VIEWING IS HIGHLY RECOMMENDED.



## ACCOMMODATION

Entrance door leading into Storm Porch with tiled flooring and opening into:

## ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator and doors giving access to:

**OPEN PLAN LOUNGE DINING ROOM 25'9" x 12'6"** to its maximum dimensions (7.86m x 3.82m to its maximum dimensions)

uPVC double glazed bay window to the front elevation and uPVC double glazed window to the rear elevation, two radiators, coving to ceiling and door giving access into:

**KITCHEN 11'1" x 7'11"** (3.38m x 2.42m )

uPVC double glazed door and window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, space for cooker, provision for automatic washing machine, further space for fridge freezer, radiator and door giving access to under stairs storage area.

## FIRST FLOOR LANDING

Loft access, useful storage cupboard and doors giving access in turn to:

**BEDROOM ONE 15'10" x 11'9"** (4.85m x 3.59m )

uPVC double glazed window to the front elevation, radiator, coving to ceiling and wardrobe built into alcove.

**BEDROOM TWO 12'0" x 10'2"** (3.66m x 3.11m )

uPVC double glazed window to the rear elevation, radiator.

**BATHROOM 10'0" x 7'11"** (3.05m x 2.42m )

uPVC double glazed window to the side elevation, four piece suite comprising w.c., wash hand basin with tiled splashback, panel sided bath with splashback and separate shower cubicle, radiator and second loft access.

## EXTERNALLY

To the front is a low maintenance walled buffer garden with pathway leading to entrance door, to the rear is an extended garden with slabbed patio area, lawn area and pathway leading to the rear gate access and garage/workshop.

## COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

## TENURE

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted'

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

124 Trinity Street, Gainsborough, DN21 1JD

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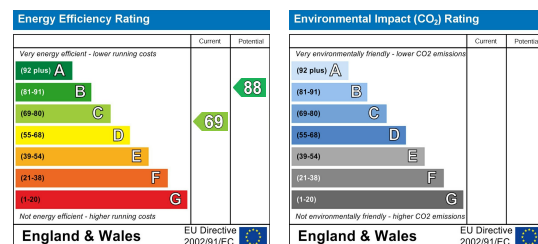
## Area Map



## Floor Plans



## Energy Efficiency Graph



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