



King & Co.

ESTATE AGENTS

24 SANDS LANE, SCOTTER, GAINSBOROUGH,
DN21 3TS

£179,950





A traditional three bedroom semi detached property in need of some modernisation and refurbishment providing buyers with a fantastic opportunity to create a spacious family home with equally spacious plot with ample parking.

ENTRANCE HALL

With UPVC door having obscure glazing to either side, stairs rising to first floor with under stairs storage cupboard, coving, radiator, and fitted carpet.

LOUNGE

With window to front elevation, exposed brick fire surround to majority of one wall, coving, radiator, fitted carpet and opening through to;

DINING ROOM

Having window to rear elevation, looking out to the deceptively, spacious rear garden, clothing, radiator, and fitted carpet.

KITCHEN

With a range of fitted units including;

Sink and drainer unit inset to worksurface with a range of





cupboards and drawers below whilst having space for both freestanding oven and automatic washing machine.

Opposite is a further worksurface with units both above and below, appropriate wall tiling, windows to side and rear elevations, UPVC door leading out to side elevation, radiator, and tiled flooring.

FIRST FLOOR LANDING

Offering access to loft space with pulldown ladder, coving, window to side elevation, and fitted carpet.

BEDROOM 1

Having window to front elevation, fitted double wardrobes to one wall having dressing table inset with bridging unit over, radiator, coving and fitted carpet.

BEDROOM 2

With window to rear elevation, coving, radiator and fitted carpet.

BEDROOM 3

Offering window to front elevation, coving, radiator and fitted carpet.

SHOWER ROOM

With shower cubicle with wall hung mixer shower unit, close coupled WC, wash hand basin inset to vanity unit with cupboard below.

Also with; fitted airing cupboard housing hot water cylinder, further fitted four drawer storage unit, four flush ceiling down-lighters, radiator and being tiled to all walls.

OUTSIDE

The property is approached over a paved driveway which extends down one side of the property, creating a shared driveway with next door and also allowing access to the;

GARAGE

Being a brick construction, it offers up and over door and flat roof.

The front garden is predominantly laid to grass with block paved area adjacent creating further parking.

The rear garden is accessed via wrought iron gates off the



driveway and being predominantly laid to grass with steppingstone pathway leading down towards the rear boundary.

The garden offers a variety of mature shrubs, plants and hedging throughout.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

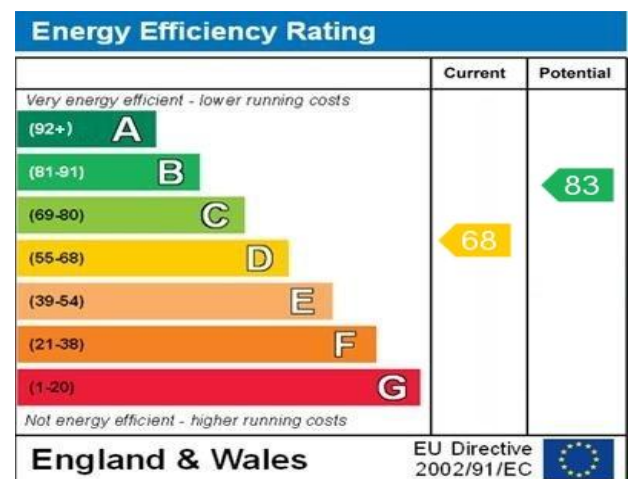
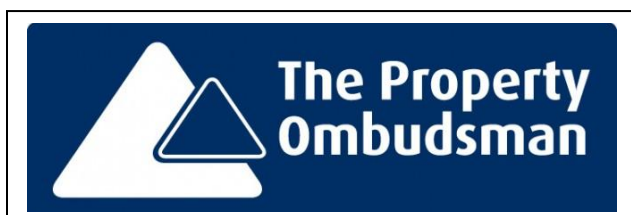
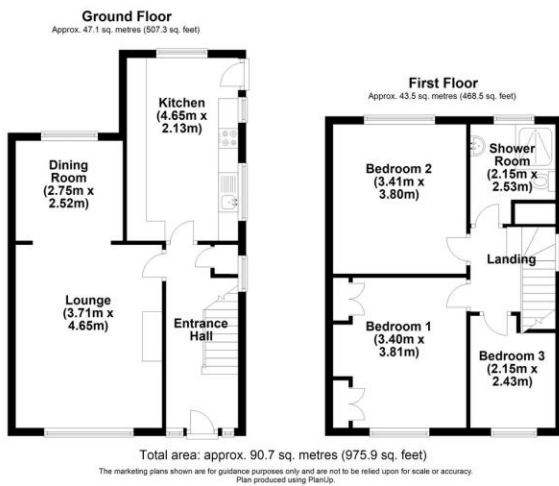
We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



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