



3 bed terraced house to buy in

Sandsfield Lane, Gainsborough, Lincoln,
Lincolnshire, DN21 1BQ

£75,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

On Street parking

Property features

 EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Being sold via secure sale online bidding. Terms & conditions apply.

Offered for sale by the modern method of auction, this well-presented three-bedroom mid-terrace house is an excellent opportunity for families or investors seeking a property with no onward chain. The home is ideally situated in a popular residential area, providing convenient access to local amenities, schools, and transport links.

Upon entering the property, you are welcomed by a spacious hallway that leads to a bright and airy lounge, perfect for relaxing or entertaining guests. The adjacent dining area provides ample space for family meals and gatherings, while the well-appointed kitchen features a range of fitted units and work surfaces, offering plenty of storage and preparation space for the aspiring chef.

Upstairs, the property boasts three generously sized bedrooms, each benefiting from natural light and neutral décor, making them versatile for use as sleeping quarters, a home office, or a nursery. The family bathroom is fitted with a modern suite, including a bath with shower over, a wash basin, and a WC, complemented by contemporary tiling and fixtures. Throughout the property, you will find double glazing and gas central heating, ensuring comfort and efficiency year-round.

The home's layout is both practical and inviting, catering to the needs of growing families or those looking to expand their investment portfolio. With its attractive asking price and the benefit of no onward chain, this property represents a rare chance to secure a home in a sought-after location, whether you are a first-time buyer, a family searching for more space, or an investor looking for a reliable rental asset.

The sale by modern method of auction provides transparency and a secure process for all parties, making this an ideal purchase for those seeking a straightforward transaction. Early viewing is highly recommended to appreciate the full potential and value this property has to offer.

To arrange your viewing or for further information, please contact our team today and take the first step towards making this versatile and inviting house your next home or investment.

Bedroom Two

3.69m x 2.08m

Fitted carpet, radiator, and window to rear aspect.

Bedroom Three

2.63m x 2.33m

Fitted carpet, radiator, and window to rear aspect.

Outside

To the front of the property is a small buffer garden with gated access to the rear garden and a path leading to the front door.

To the rear of the property is a split-level garden with a patio area and lawn enclosed by fencing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Known property issues: Damp, Japanese Knotweed

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Sandsfield Lane, Gainsborough, Lincoln, Lincolnshire, DN21 1BQ

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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

