



## The Old School 12 Eastgate, Gainsborough, DN21 3QP

£300,000

Here we have The Old School in Scotton available, situated on a superb plot with excellent surrounding gardens and set well back and elevated from the road. With two double bedrooms and in the sought after village of Scotton just outside of Gainsborough the property has the potential to be something really special, the property consists of a kitchen, dining room, lounge, two good size bedrooms and a bathroom. Outside there is a great size garden to the rear with plenty of scope for extending, a detached garage and a driveway that leads to the rear of the property. Available for viewings now please call to book your appointment.

Entrance Hall

Lounge 15'11" x 12'9" (4.87 x 3.89)



Bedroom One 10'1" x 10'10" (3.08 x 3.31)



Bedroom Two 9'6" x 12'0" (2.92 x 3.67)



Kitchen 13'6" x 7'11" (4.12 x 2.42)



Dining area 6'6" x 6'7" (2.00 x 2.01)



Bathroom 5'6" x 8'6" (1.70 x 2.60)



Garage 15'6" x 15'7" (4.73 x 4.75)

Outside front



Outside rear



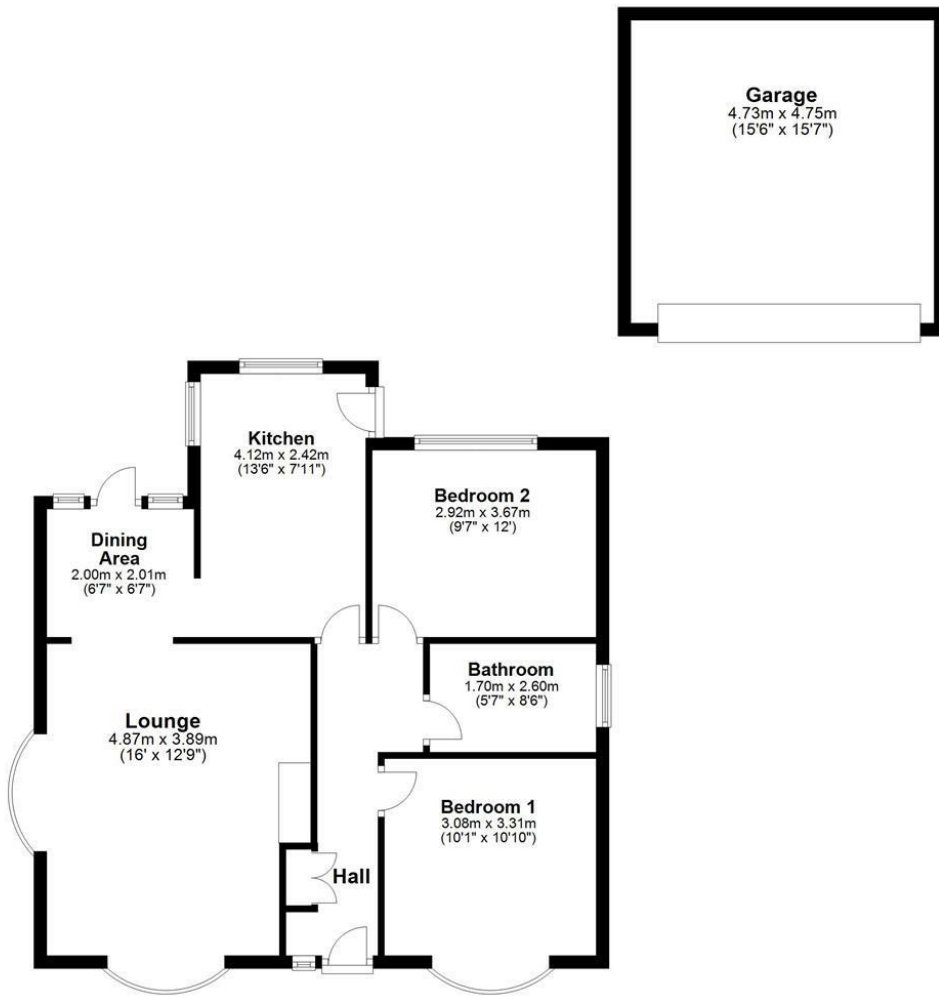
Drone



# Floor Plan

## Ground Floor

Approx. 90.8 sq. metres (977.0 sq. feet)

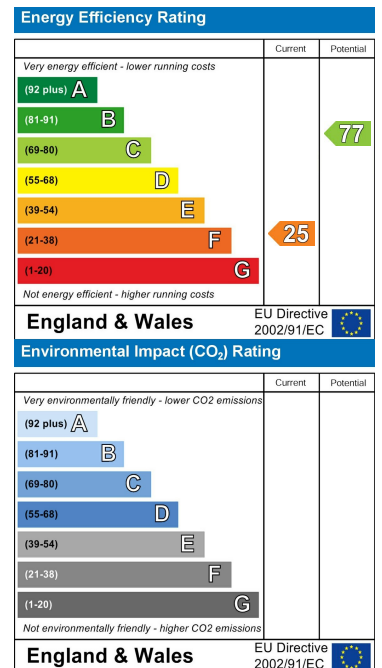


Total area: approx. 90.8 sq. metres (977.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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