



31 Westgate, Gainsborough, DN21 3QY

£395,000

Absolutely beautiful and incredibly well finished throughout dormer house in the sought after village of Scotton. The layout here is incredibly flexible, it can be two/three/four bedrooms depending on your needs with multiple reception rooms too.

We particularly love the bay window on the lounge, a real feature and the perfect place for your Christmas Tree, most of the ground floor is fitted with Karndean flooring and the flow of the house is lovely. Lounge at the front, garden room at the back, an open plan kitchen in the middle, with a spacious hall linking everything together. There's also a downstairs bedroom with en suite shower room and another study/bedroom.

Upstairs is a fantastic space with an incredibly generous main bedroom and en suite, second bedroom and immaculate bathroom.

Outside, the property is elevated from the road with parking for a couple of cars with the detached garage, and the gardens are secure and well landscaped with a summer house in the rear garden too.

As always, viewings are by appointment, please contact us to book.

Buyer's note

Please be aware this property was underpinned in 2006, we are in receipt of building regulations and completion certificate.

Entrance



Study 12'10" x 8'3" (3.92m x 2.53m)

Lounge 23'7" x 12'10" (7.21m x 3.92m)



Dining Room 12'4" x 10'11" (3.78m x 3.34m)



Sun Room 12'10" x 12'10" (3.92m x 3.92m)



Kitchen 12'4" x 10'4" (3.76m x 3.15m)



Utility



Master Bedroom 19'2" x 13'11" (5.85m x 4.25m)



Bedroom 2 12'9" x 11'9" (3.90m x 3.60m)



Bedroom 3 12'11" x 11'1" (3.94m x 3.38m)



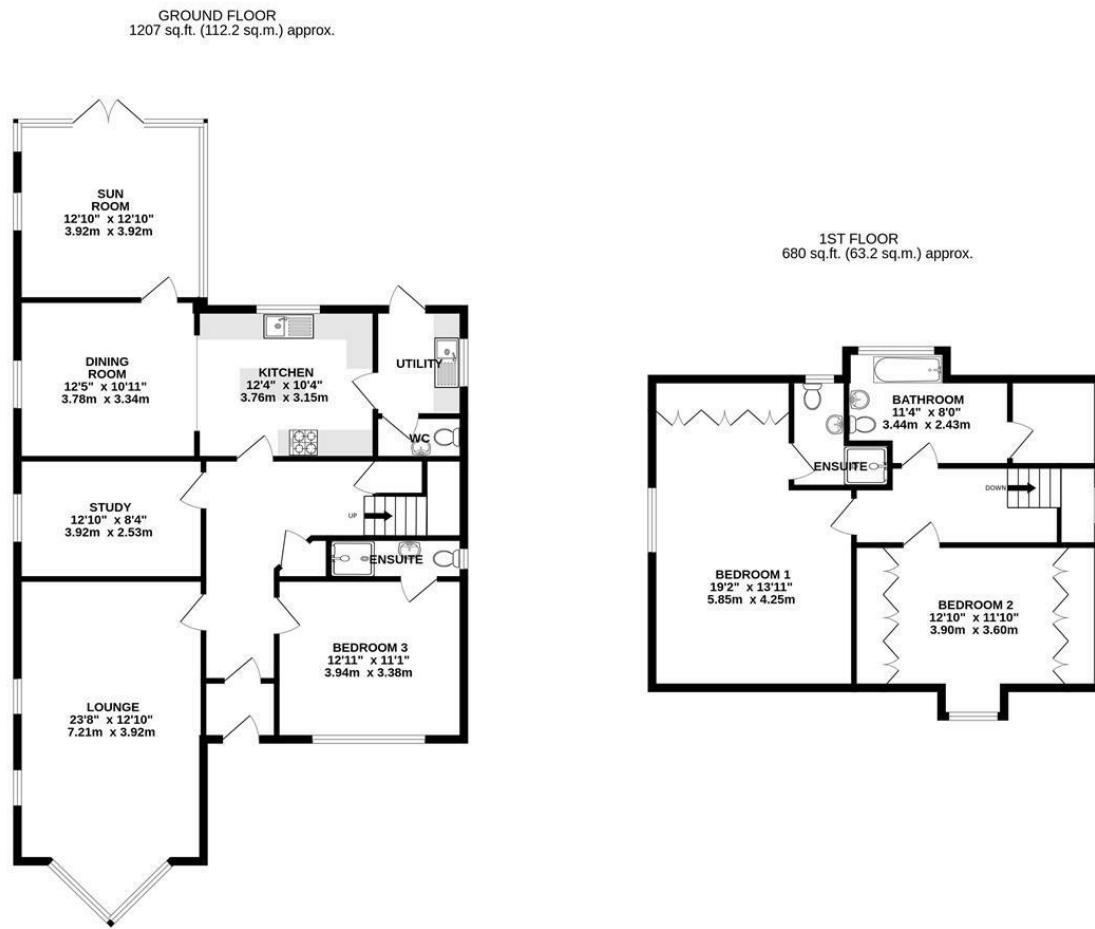
Bathroom 11'3" x 7'11" (3.44m x 2.43m)



Ensuite



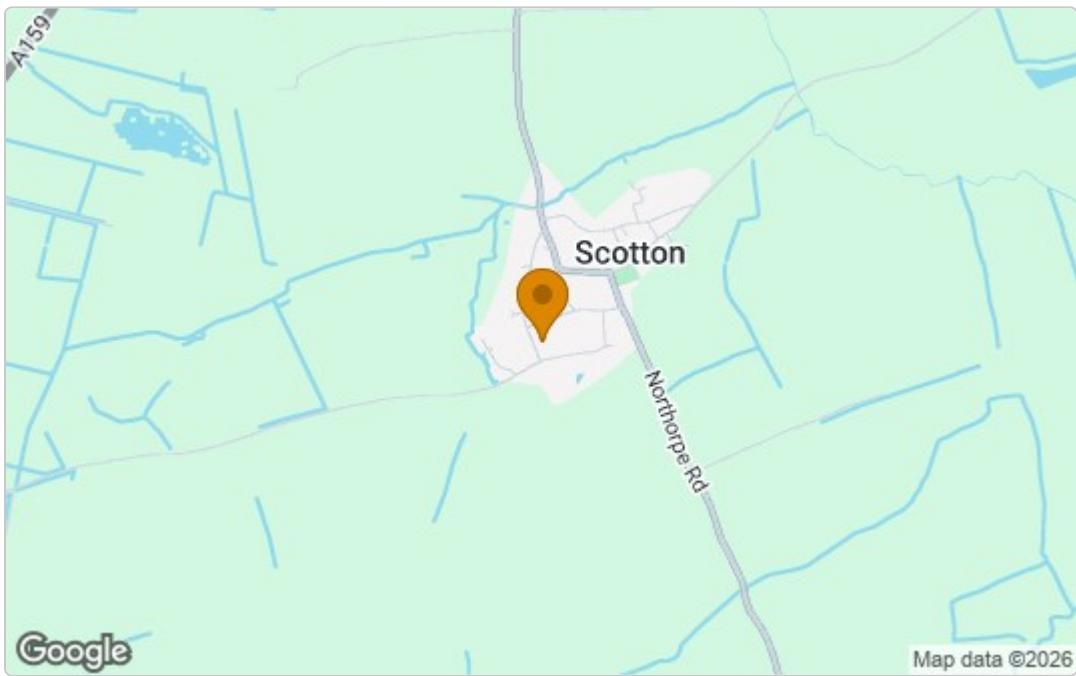
Floor Plan



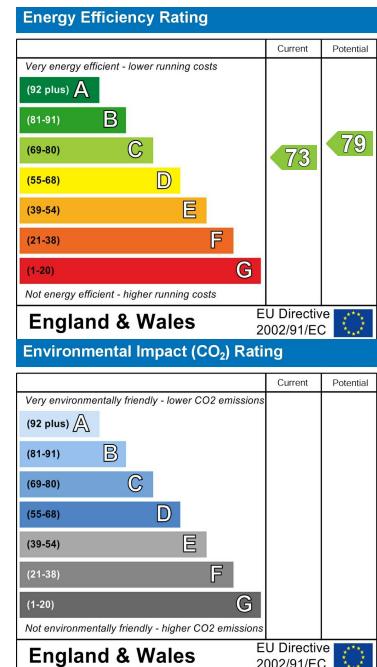
TOTAL FLOOR AREA: 1888 sq.ft. (175.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their current or effective condition can be given.
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Area Map



Energy Efficiency Graph



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