

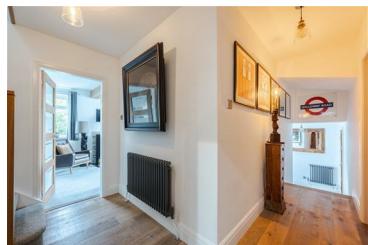


38 Westgate, Gainsborough, DN21 3QY

£525,000

A genuinely unique and brilliantly laid out contemporary family home in the sought after village of Scotton. Four double bedrooms with two en suites and a family bathroom make up the upstairs whilst downstairs the extended home has a superb layout, across the back with multiple doors to the garden is the open plan living kitchen diner, with a huge island, seating and dining space and it all looks out on to the private west facing garden. There is also a separate spacious lounge, study, utility, w.c. and storage. We love the Juliette balcony overlooking the garden from the main bedroom and the half stairs for the second bedroom creates a lovely separation and privacy. Outside we have a double garage, plenty of parking and a generous garden. Viewings are available by appointment, please contact us to book.

Hall



Study 12'8" x 6'2" (3.87 x 1.88)



Lounge 25'1" x 16'9" (7.65 x 5.12)



Kitchen diner 19'8" x 14'7" (6.01 x 4.45)



Utility



Bedroom one 17'8" x 12'1" (5.40 x 3.70)



Sitting room 14'7" x 9'8" (4.45 x 2.95)



En suite



Bedroom two 17'10" x 11'3" (5.44 x 3.44)



En suite

Bedroom three 19'0" x 9'10" (5.80 x 3.00)



Bedroom four 19'6" x 11'1" (5.95 x 3.40)



Family bathroom 9'10" x 5'6" (3.00 x 1.70)



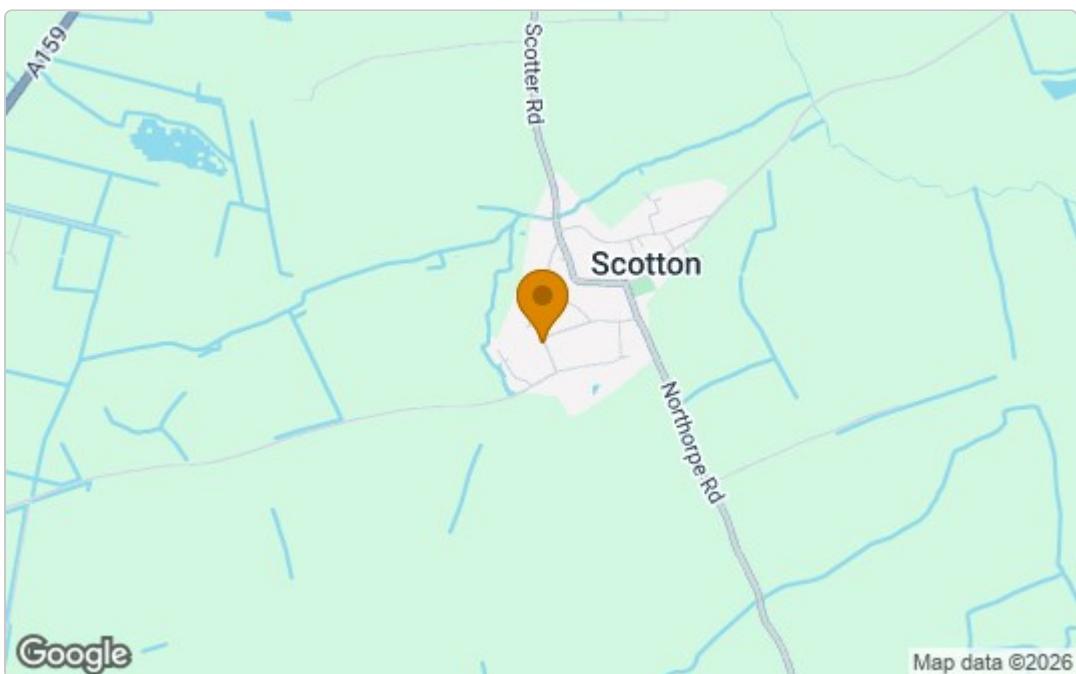
Garage 18'2" x 15'0" (5.55 x 4.59)

Outside

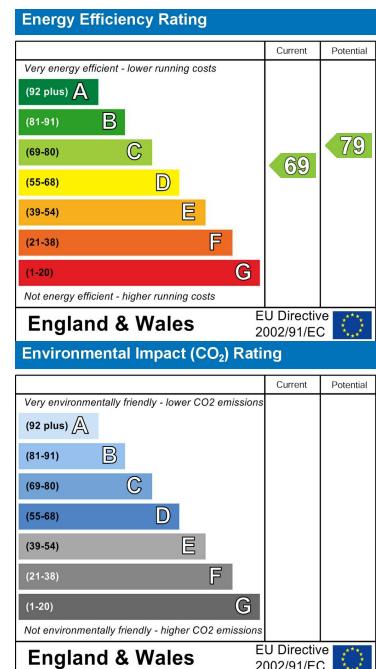
Floor Plan



Area Map



Energy Efficiency Graph



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.

Cade Estate Agency Ltd Company No. 11153015

52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA

T: 01724 372 011 E: info@cade.co.uk W: cade.co.uk