



7 GAINSBOROUGH ROAD GAINSBOROUGH, DN21 3UB

£225,000
FREEHOLD

Welcome to this charming three-bedroom detached property located in the sought-after village of Scotter. Situated in close proximity to local amenities and within the catchment area of Queen Elizabeth High School, this home provides an ideal space for a growing family.



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7 GAINSBOROUGH ROAD

- POPULAR VILLAGE

LOCATION • QUEEN ELIZABETH HIGH SCHOOL CATCHMENT • OFF ROAD PARKING AND GARAGE • SOUTH FACING GARDEN

FULL DESCRIPTION

Welcome to this charming three-bedroom detached property located in the sought-after village of Scotter. Situated in close proximity to local amenities and within the catchment area of Queen Elizabeth High School, this home provides an ideal space for a growing family.

Upon entering the property, you'll find a well-appointed kitchen, providing a functional space for meal preparation and cooking. The spacious lounge/diner offers ample room for relaxation and dining, creating a versatile area for everyday living. Additionally, a conservatory at the rear of the property provides a delightful space to enjoy the garden views with easy access to the outdoor area.

Moving to the first floor, you'll discover two generously sized double bedrooms, perfect for accommodating family members or guests. A third single bedroom offers flexibility for various uses such as a home office or nursery. The family bathroom is fitted with a three-piece suite, providing convenience and comfort for daily use.

Externally, the property boasts a rear enclosed south-facing garden, offering a peaceful retreat for outdoor activities and relaxation. The garden is predominantly laid with lawn, providing a blank canvas for gardening enthusiasts to cultivate their

own oasis. Additionally, there is storage space to the side of the property, a garage, and off-road parking, ensuring ample storage and parking facilities for residents and visitors alike.

ENTRANCE

Via uPVC door into hallway with light to ceiling and stairs to first floor

LIVING THROUGH DINING ROOM

A wonderful large open plan space with the dining area set to the rear, lights to ceiling uPVC double glazed window to front aspect and sliding door into conservatory, feature fireplace (stove not included) and two radiators.

KITCHEN

Light to ceiling, timber stable style door to the rear aspect, a range of wall and base units with laminate work tops, integrated dishwasher and fridge/freezer, space and plumbing for a washing machine.

CONSERVATORY

With French doors to the rear garden

BEDROOM ONE

Light to ceiling, uPVC double glazed window and radiator

BEDROOM TWO

Light to ceiling, uPVC double glazed window and radiator, built in wardrobe and over bed storage,



BEDROOM THREE

Light to ceiling, uPVC double glazed window and radiator

FAMILY BATHROOM

Light to ceiling, three piece suite to include panelled bath with shower over, low flush wc and hand wash basin

EXTERNAL

As you approach the front of the property, you'll find a driveway leading to the attached garage, complete with an up and over door. This setup provides convenient off-street parking and secure storage for vehicles.

Adjacent to the driveway, there's a lawn area, adding a touch of greenery and enhancing the curb appeal of the property. This space can also be utilized for outdoor activities or landscaping to further beautify the surroundings.

Moving to the rear of the property, you'll discover a fully enclosed lawn area, offering privacy and security. This blank canvas presents an excellent opportunity for the new homeowner to personalize the outdoor space according to their preferences and needs. Whether it's creating a lush garden, installing a patio for outdoor dining and entertainment, or adding features like a deck or pergola, the possibilities are endless. It's an inviting space where

one can unleash their creativity and transform it into their own private oasis.

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ADDITIONAL INFORMATION

Local Authority –

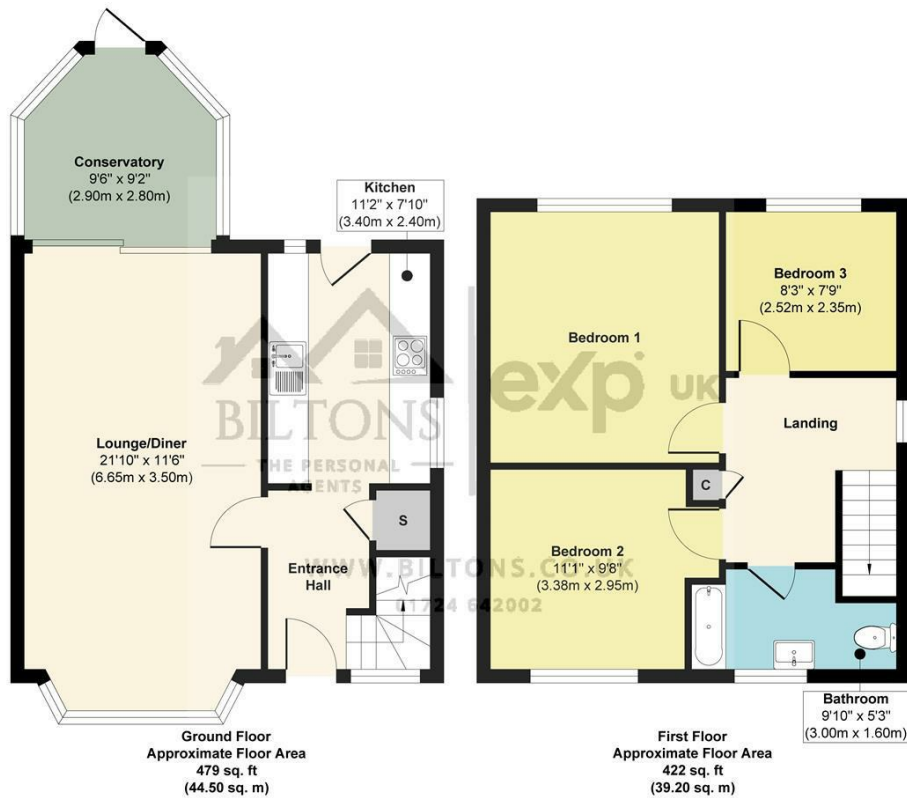
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 901 sq. ft / 83.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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