



20 A THE ROOKERY

GAINSBOROUGH, DN21 3FB

£700,000
FREEHOLD

Welcome to The Rookery in Scotter, where an aura of grandeur surrounds this uniquely designed family home. From the moment you approach, its captivating presence leaves an indelible impression, promising a lifestyle of luxury and sophistication.



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• EXECUTIVE FOUR/FIVE BEDROOM FAMILY HOME • THREE EN-SUITE BEDROOMS • PRINCIPLE SUITE TO 2ND FLOOR • GYM • DOUBLE HEIGHT LIVING ROOM • HIGH END APPLIANCES AND FITTINGS • INTEGRAL GARAGE • VILLAGE LOCATION • TOP SPEC APPLIANCES • WATER SOFTENER



DESCRIPTION

Welcome to The Rookery in Scotter, where an aura of grandeur surrounds this uniquely designed family home. From the moment you approach, its captivating presence leaves an indelible impression, promising a lifestyle of luxury and sophistication.

Upon entering the reception hallway, you're greeted by an impressive space adorned with a floated oak and glass staircase leading to the first floor. The journey continues seamlessly into the formal living room, boasting a double-height ceiling and partition wall that effortlessly connects to the formal dining room and impressive kitchen. The kitchen welcomes you with a wonderful high-end specification, featuring integrated full fridge and freezer, a hot water tap, water softener, and top-of-the-line appliances, ensuring a culinary experience of unmatched excellence.

Adjacent to the kitchen, the formal sunroom beckons with its lantern ceiling and large picture windows offering views of the meticulously manicured gardens. Completing the ground floor are a stylish WC and a gym, catering to both relaxation and fitness needs.

Venturing up to the first floor, you'll discover not one but two master bedrooms, each boasting beautiful ensuite facilities. One of these bedrooms serves as a cinema room, showcasing the property's flexibility and allure. The mezzanine floor, floating over the living room, presents an ideal space for a home office, with a guest bedroom and large family bathroom just off to the side.

Ascending to the second floor reveals the pièce de résistance: the principal suite. This breathtaking space features a super generous bedroom adorned with a free-standing bath, dressing area, walk-in wardrobe, and shower room, offering a sanctuary of unparalleled luxury and tranquillity.

Outside, the property boasts a garage and ample off-street parking to the front, while the rear garden is a haven of serenity and beauty. With mature planting areas and space for a hot tub, the expansive patio area is perfect for entertaining guests or simply unwinding amidst nature's splendor.

The Rookery in Scotter is more than just a home; it's a testament to refined living and timeless elegance, offering a sanctuary where every detail is thoughtfully crafted to elevate your lifestyle.

RECEPTION HALLWAY

truly impressive entrance reception room of this remarkable property. As you enter, you are greeted by double composite entrance doors, adorned with pattern glazing and broad side lights, allowing natural light to filter into the space.

The focal point of the room is the open tread oak dog-legged staircase, complemented by glazed balustrading, which gracefully leads to the first-floor accommodation. This staircase not only serves a functional purpose but also adds a touch of elegance and sophistication to the interior.

The attractive tiled flooring enhances the aesthetic appeal of the room while providing durability and easy maintenance. A feature vaulted ceiling further adds to the sense of grandeur, creating a feeling of spaciousness and airiness within the space.

For added comfort, thermostat control for the underfloor heating ensures that the room maintains an optimal temperature throughout the year

DOWNSTAIRS CLOAKROOM

With a front UPVC opaque double glazed window a close-coupled low flush WC set within a tiled back, matching flooring and a wall mounted hand wash basin with tiled splash back and spotlights to ceiling.

GYM

With extractor fan and spotlights to ceiling, under floor heating zone controlled.

LIVING AREA

With a double height ceiling up to the first floor glazed balcony, feature down lighting, with four windows to the front aspect and two windows to the side aspect, central partition wall housing TV and under floor zoned heating.

FORMAL DINING AREA

With spotlights and feature lighting, space for a ten seater table, window to side aspect, under floor zoned heating.

KITCHEN / BREAKFAST ROOM

The kitchen is the true centerpiece of this home, offering a breathtaking blend of style and functionality. It seamlessly transitions from the dining room, creating a cohesive and inviting space for culinary creativity and social gatherings.

Illuminated by spotlights on the ceiling, the kitchen exudes a contemporary ambiance that is further accentuated by a pendant light hanging gracefully over the island. The island itself boasts a selection of 'wild mushroom' base units, providing ample storage space while adding a touch of elegance to the room. The quartz worktop, featuring a double composite sink and convenient hot water tap, offers both durability and sophistication. Additionally, the island doubles as a breakfast bar, perfect for casual dining or entertaining guests.

Equipped with top-of-the-line appliances, the kitchen is a chef's dream. A full-length integrated fridge and freezer ensure ample storage for fresh produce and ingredients. The Samsung eye-level oven and microwave/grill combination offer versatility and convenience for cooking a variety of dishes. The Samsung induction hob, paired with an extractor fan, provides precise temperature control and efficient ventilation, enhancing the cooking experience. The integrated dishwasher adds to the convenience

UTILITY / BOOTROOM

With window to the rear aspect, composite door to the side aspect, base units with a composite one and a half drainer sink having space and plumbing for two washing machines and space for a dryer having under floor zoned heating with access into the garage.

SUNROOM

With spotlights and lantern window to ceiling, full length windows to side and rear aspect, under floor zoned heating.

GARAGE

Accessed from the utility room with electric remote operated up and over front door, housing the central heating boiler, under floor manifold and cylinder tank, internal power and lighting.

FIRST FLOOR LANDING

Enjoying a feature projecting glazed gable, continuation of glazed balustrading and staircase allowing access to the second floor, modern radiator, with spotlights and internal french doors leading to:-

MEZZANINE LANDING

This exceptional space has been fully optimized as a home office, offering a prime working environment with a view overlooking the living room below. Designed to maximize productivity and comfort, it provides an ideal setting for remote work or creative pursuits while maintaining connectivity with the rest of the home.

BEDROOM TWO

With UPVC double glazed window to front aspect, modern radiator, TV point, large wardrobes to recess, spotlights and door through to:-

BEDROOM EN-SUITE

With an opaque UPVC double glazed window to front aspect, a close-coupled low flush WC, wall mounted vanity wash hand basin and large walk in shower cubicle with over rain water head and main shower, ceramic tiled flooring, fully tiled walls, chrome towel rail and spotlights.

BEDROOM THREE

Currently being used as a home cinema home but what an incredible double guest bedroom this would make With a UPVC double glazed window to rear aspect, modern radiator, recessed wardrobes and spotlights leading to:-

BEDROOM THREE EN-SUITE

With an opaque UPVC window a close-coupled low flush WC, wall mounted vanity hand wash basin, walk in shower cubicle with over rain water head, tiled flooring, matching tiled walls, chrome towel rail and spotlights.

BEDROOM FOUR

With UPVC double glazed window to rear aspect, modern radiator and spotlights.

STUDY / BEDROOM 5

With UPVC double glazed window to rear aspect.

FAMILY BATHROOM

With a UPVC opaque double glazed window to the rear aspect, a close-coupled low flush WC, wall mounted vanity hand wash basin, tiled “his and hers” bath with central mixer tap and a walk in shower cubicle with rain water head and mains shower with glazed screen, stylish tiled flooring, half tiling to walls, modern towel rail and spotlights.

SECOND FLOOR LANDING

With the benefit of the vaulted projecting front gable, continuation of glazed balustrading, modern radiator, spotlights , central ceiling light into a vaulted ceiling and door through to:-

MASTER SUITE

What a space this is! A perfect retreat for rest and relaxation, it exudes tranquillity and luxury. The contemporary freestanding bath adds an extra

touch of elegance, creating a serene oasis for unwinding and rejuvenation., with three front and three rear key light double glazed roof lights, modern radiators, TV point, spotlights into a vaulted ceiling, concealed storage and open access through to:-

MASTER DRESSING AREA

With a rear key light roof light with inset obscured glazing, vaulted ceiling with spotlights and open access through to:-

MASTER EN-SUITE

With a front and rear key light double glazed roof lights being obscured to the rear a close-coupled flush WC, walk in shower cubicle with inset rain water head, display shelving and a “his and hers” matching vanity hand wash basin set within a mosaic display unit with mirror backing, marble tiled flooring, stylish towel rail and spotlights.

EXTERNALLY

At the front of the property, a charming dwarf brick wall frames the landscape, complementing a block paved driveway that offers ample off-street parking for several vehicles and leads seamlessly to the integral garage.

Access to the rear garden is available from either side of the property, providing convenience and ease of movement. The rear garden, fully enclosed by timber fencing, offers a private and tranquil outdoor space. It features a lush lawn area bordered by a raised patio, perfect for outdoor gatherings and al fresco dining. A central flower bed adds a pop of colour and visual interest, while another seating area provides a cozy spot for relaxation, the outside space has got plenty of outdoor sockets for convenience. Completing the garden is a greenhouse, catering to the needs of gardening enthusiasts and adding to the charm of this delightful outdoor retreat.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(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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