



Scotter Road, Laughton, Gainsborough DN21 3PT

welcome to

Scotter Road, Laughton Gainsborough

A spacious five-bedroom detached home set over three floors, featuring a lounge, kitchen/dinner, utility room, snug/gym, and conservatory. Includes three bedrooms and a bathroom on the first floor, two further bedrooms on the second floor. Large front driveway and a large lawned rear garden.



Entrance Hall

Double-glazed entrance door to the front, double-glazed window, radiator and ceramic tiled flooring.

Study/Gym

15' 8" max x 8' 7" max (4.78m max x 2.62m max)
Double-glazed window to front, radiator, laminate flooring and colonial door.

Open Plan Lounge Dining Room

32' 11" x 14' 9" max (10.03m x 4.50m max)
Double-glazed bow window to front aspect, double-glazed doors leading into conservatory, coving to the ceiling, two radiators, ceramic tiled flooring, wood/glazed panel door and colonial door.

Kitchen

20' 4" x 11' 11" (6.20m x 3.63m)
Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, free standing range cooker, cooker hood, plumbing for a dishwasher, central heating radiator, rear facing double-glazed window, ceramic tiled flooring, tiling to the wall.

Utility Room

Wall cupboards, work surfaces, Belfast sink, plumbing for a washing machine, tiling to the walls, double-glazed window to side, radiator, under stairs cupboard, ceramic tiled flooring, colonial door and cushion flooring.
Boiler room off with colonial door and central heating boiler.

Conservatory

15' 5" x 14' 6" (4.70m x 4.42m)
UPVC construction, ceramic tiled flooring and wall lights.

Landing

Stairs from entrance hallway, stairs to second floor accommodation and double-glazed window to front.

Bedroom One

12' 1" x 8' 6" (3.68m x 2.59m)
Double-glazed window to front, radiator, coving to the ceiling and colonial door.

Bedroom Two

14' 9" x 8' 3" eaves present (4.50m x 2.51m eaves present)
Double-glazed window to rear, radiator, coving to the ceiling and colonial door.

Bedroom Three

12' 1" eaves present x 11' 5" max (3.68m eaves present x 3.48m max)
Double-glazed window to front, radiator, coving to the ceiling and colonial door.

2nd Floor Landing

Double-glazed window.

Bedroom Four

12' 2" max x 11' 7" eaves present (3.71m max x 3.53m eaves present)
Double-glazed window to rear, radiator, and flushed door.

Bathroom

Double-glazed window to rear, double ended bath with shower attachments, spa style shower cubicle, vanity unit with wash hand basin, WC, fully tiled walls, extraction fan, heated towel rail, coving to the ceiling and ceramic tiled flooring.

Potential WC

A room that used to be a toilet. There is a plumbing for a toilet, but the toilet itself has been removed.
Room includes double-glazed window, plumbing for the toilet, ceramic tiled flooring, coving to the ceiling and colonial door.

Front Garden

Laid to lawn, oil tank and a good sized driveway.

Rear Garden

Good sized rear garden includes a lawn, cold water tap and a greenhouse.

Outbuildings

Two large brick-built sheds.



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welcome to

Scotter Road, Laughton Gainsborough

- Detached property in a desirable location
- Five well-sized bedrooms over three floors
- Bright conservatory
- Spacious rear garden
- Large front driveway with parking for multiple vehicles

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT111091 - 0003

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