



## 4 Elizabeth Close, Scotter, DN21 3TA

£375,000

One of the most unique opportunities we've had available especially in the sought after village of Scotter. Sat on a fantastic double plot, adjacent to open countryside with a slight elevation giving great views, this property has huge potential and has the benefit of no onward chain!

Buyers should make their own enquiries with regards to planning and development potential, but we believe that this home could be perfect for extending, or even have the left hand part of the plot as a separate building plot. The owners believe it has historically had planning permission\*

Alternatively this long term family home can be enjoyed as is, as it has been by the current owners for the last 58 years. It's been maintained incredibly well throughout and the large windows in the lounge, dining room and main bedroom all make the most of the beautiful outlooks.

Please check the floor plan and drone photos for the house and plot layout, viewings are strictly by appointment.

\*No guarantee of planning permission is confirmed buyers should make their own enquiries\*

Entrance



Bedroom three 9'4" x 9'1" (2.85m x 2.79m)



Kitchen 11'10" x 8'11" (3.62m x 2.74m)



W.C

Bathroom 9'1" x 6'5" (2.79m x 1.97m)



Pantry 7'11" x 3'1" (2.42m x 0.95m)

Utility 7'10" x 6'10" (2.39m x 2.09m)

W.C

Study 7'11" x 7'10" (2.42m x 2.39m)

Lounge/Diner 19'11" x 18'10" (6.08m x 5.75m)



Landing

Bedroom one 19'11" x 12'11" (6.08m x 3.95m)



Garage 16'1" x 7'10" (4.92m x 2.39m)



Bedroom two 10'7" x 9'10" (3.23m x 3.02m)



Outside front

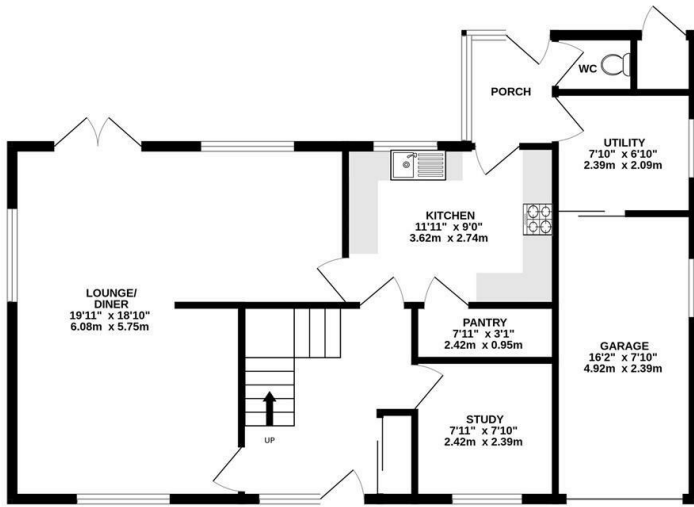


Outside rear

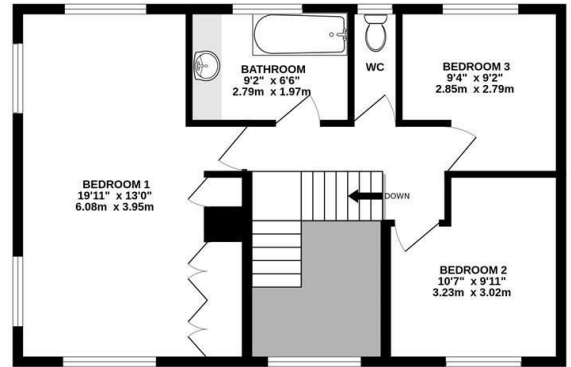


# Floor Plan

**GROUND FLOOR**  
849 sq.ft. (78.9 sq.m.) approx.



**1ST FLOOR**  
526 sq.ft. (48.9 sq.m.) approx.

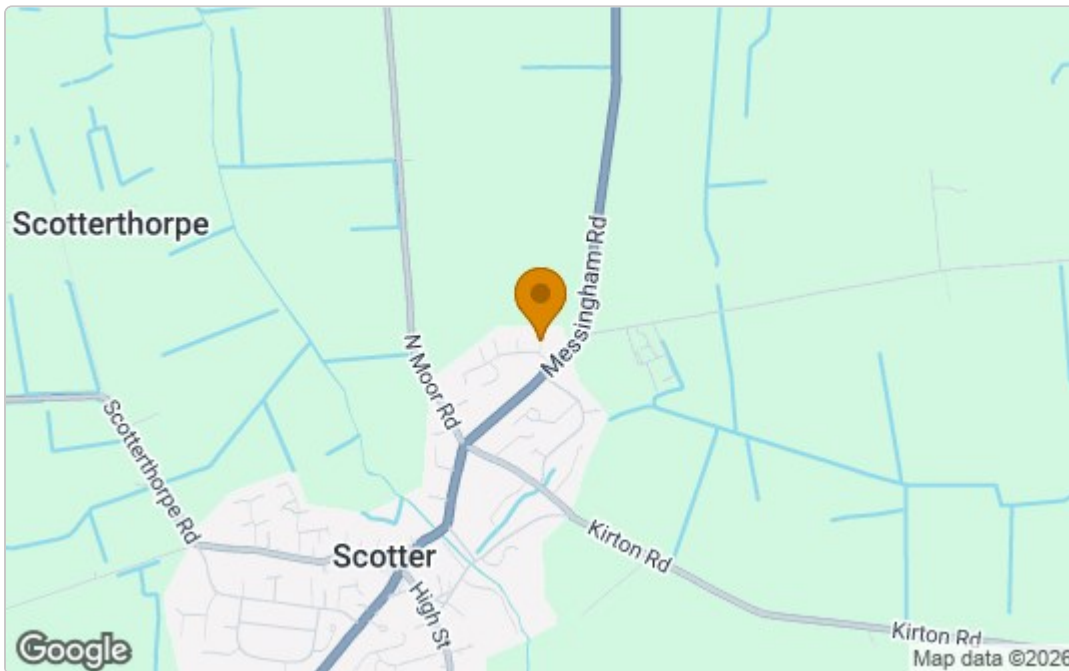


**TOTAL FLOOR AREA : 1375 sq.ft. (127.7 sq.m.) approx.**

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 operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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