



## 1 FRANKLIN ROAD GAINSBOROUGH, DN21 3ST

**£190,000**  
**FREEHOLD**

Franklin Road, Scotter – Stylish Three Bedroom Semi-Detached Home with Exceptional Outdoor Upgrades



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# 1 FRANKLIN ROAD



## DESCRIPTION

Welcome to Franklin Road, a beautifully presented three-bedroom semi-detached home in the highly sought-after village of Scotter. Ideal for first-time buyers or families, the property offers excellent access to village amenities and is perfectly placed within the catchment areas for Scotter Primary School, Queen Elizabeth Grammar School, and The Kirton Academy.

You enter into a welcoming hallway where stairs rise to the first floor and a door leads into the kitchen. The modern kitchen is fitted with stylish green high-gloss wall and base units, complementary worktops and tiled splashback, integrated oven, hob and extractor fan, space for appliances and room for a dining table. From the kitchen, doors lead into both the utility area and the spacious lounge.

The dual-aspect lounge is a generous, bright and inviting living space with a large window to the front, sliding patio doors into the conservatory, and a modern feature fireplace with electric stove-style fire. The lounge is spacious enough to comfortably accommodate both living room furniture and a dining table, making it a flexible family area with plenty of room for entertaining or everyday dining.

The utility area provides additional appliance space, houses the boiler, and gives access to a separate WC before opening into the conservatory. The conservatory offers an excellent additional reception room with garden views and a rear exit door.

Upstairs, the home offers three double bedrooms. Bedroom One benefits from modern sliding-door fitted wardrobes, Bedroom Two includes a built-in storage cupboard and Bedroom Three is also a well-sized double. A great feature is the air-conditioning system installed on the landing, providing efficient heating and

cooling to the upper floor. The newly fitted family bathroom includes a bath, separate shower cubicle, wash hand basin, WC and heated towel radiator.

Outside, the front offers a low-maintenance garden and driveway parking, with a side gate leading to the impressive rear garden. Recently landscaped, the garden includes a large paved patio with space for a hot tub, artificial lawn and stylish planting.

Two standout additions have been installed within the last six months:

A premium Aluminium Pergola (3m x 4m) with integrated lighting and wind-proof blinds, backed by a 20-year manufacturer's guarantee.

A superb log cabin (2.35m x 4.15m) fitted with lighting and electrics, ideal as a garden office, bar, gym, studio or hobby room.

This is a stylish, move-in-ready home with modern interiors, fantastic outdoor upgrades and an excellent village location.

## ENTRANCE HALL

Welcoming hallway with stairs to the first floor and door leading into the kitchen.

## KITCHEN

Modern kitchen fitted with green high-gloss units, tiled splashback, integrated oven, hob and extractor fan, space for appliances and dining table. Doors lead to the utility area and lounge.

## LOUNGE

Spacious dual-aspect lounge with large front window, sliding patio doors to conservatory, modern electric stove-style fire, and ample space for a dining table as well as living room furniture.

## UTILITY AREA

Appliance space, boiler housing, access to WC and conservatory.

## W.C.

Practical downstairs washroom.

## CONSERVATORY

Bright additional reception room with garden views and rear exit door.

## BEDROOM ONE

Spacious double bedroom with modern sliding-door wardrobes.

## BEDROOM TWO

Generous double bedroom with built-in storage.

## BEDROOM THREE

Well-proportioned double bedroom.

## FAMILY BATHROOM

Newly fitted modern bathroom with bath, separate shower, wash hand basin, WC and heated towel radiator.

## REAR GARDEN

Recently landscaped space with large paved patio (hot tub suitable), artificial lawn and planting borders.

Aluminium Pergola

3m x 4m aluminium pergola with integrated lighting and wind-proof blinds. 20-year guarantee.

Log Cabin

2.35m x 4.15m timber cabin with lighting and electrics.

## FRONT EXTERIOR

Low-maintenance frontage with driveway for off-road parking.

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## ADDITIONAL INFORMATION

**Local Authority –**

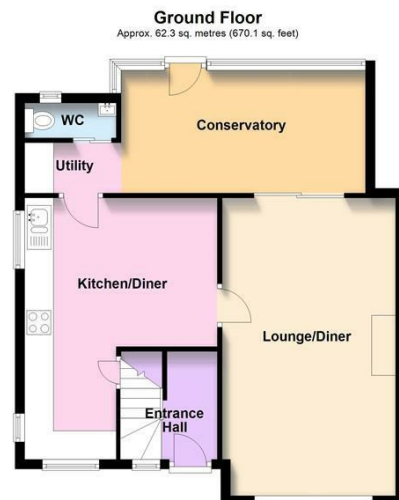
**Council Tax – Band A**

**Viewings – By Appointment Only**

**Floor Area – 1124.00 sq ft**

**Tenure – Freehold**





Total area: approx. 104.4 sq. metres (1124.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	76
<b>England &amp; Wales</b>	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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