



19 THE GRANARY

GAINSBOROUGH, DN21 3RQ

£175,000
FREEHOLD

Welcome to The Granary, Scotter – a fantastic opportunity for first-time buyers or investors alike. Offered with vacant possession for a smooth and straightforward purchase,



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DESCRIPTION

This well-presented home is ready to move straight into, while still offering scope to add your own personal touch.

The property is tidy throughout and thoughtfully laid out, beginning with a bright, forward-facing living room that provides a welcoming space to relax. To the rear, you'll find a spacious kitchen breakfast room, ideal for both everyday living and entertaining, along with the added convenience of a downstairs WC.

Upstairs, the home offers three well-proportioned bedrooms, all served by a modern family bathroom, making it perfectly suited to growing families or those needing extra space.

Externally, the property benefits from an allocated parking space to the rear, ensuring practicality as well as comfort.

Situated in the highly desirable village of Scotter, this home enjoys a lovely setting with a strong sense of community, while still being within easy reach of local amenities and transport links.

ENTRANCE HALLWAY

Accessed via a timber decorative door with stairs to the first floor and a radiator.

LIVING ROOM

With uPVC double glazed windows X 2 to front aspect, radiator and a feature fire.

KITCHEN/DINER

With a uPVC double glazed window and French Doors to rear aspect, range of wall and vase units with laminate worktops, stainless steel one and a half drainer sink, electric fan assisted oven with gas hob and extractor fan, space for a dishwasher and washing machine and a radiator.

DOWNSTAIRS WC

With a WC, hand wash basin and a radiator.

FIRST FLOOR LANDING

With loft hatch access.

BEDROOM ONE

With uPVC double glazed windows X 2 to rear aspect, radiator, built in wardrobes and an over the stairs storage cupboard.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window to side aspect, panelled bath with overhead shower, hand wash basin, WC and a radiator.

EXTERNALLY

The front of the property has metal railings and a path to the front door and side. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio and a timber shed, there is an allocated parking space.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 721.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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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