



## 3 CHURCH LANE

GAINSBOROUGH, DN21 3RZ

**£275,000**  
**FREEHOLD**

Beautifully presented and tucked away in a private position on sought-after Church Lane, this extended three-bedroom detached family home boasts a stunning vaulted garden room with bi-folding doors opening onto a private courtyard garden, a spacious dual-aspect lounge, superb open-plan dining kitchen with integrated appliances, contemporary shower room, fantastic views towards St Peter's Church, ample block-paved parking and low-maintenance gardens.



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### 3 CHURCH LANE

#### DESCRIPTION

Church Lane, Scotter

Tucked away in a private position on the highly sought-after Church Lane, this beautifully presented and extended three-bedroom detached family home offers an exceptional blend of character, modern living and privacy. Enjoying stunning views towards St Peter's Church and finished to an excellent standard throughout, this turnkey property is perfectly suited to growing families and those looking for a home ready to move straight into.

Step inside via the welcoming entrance hall where stairs rise to the first floor and doors lead into the principal living accommodation. The spacious dual-aspect lounge is flooded with natural light from windows to both the front and side elevations and centres around a charming log-burning stove, creating a warm and inviting space to relax throughout the year. The beautiful front-facing window also frames delightful views towards the historic village church.

The heart of the home is undoubtedly the superb open-plan dining kitchen, beautifully fitted with an extensive range of contemporary shaker-style wall and base units complemented by generous oak-effect worktops, providing an abundance of preparation space ideal for keen cooks and keen bakers alike. Integrated appliances include a fridge, freezer, dishwasher, washing machine, double oven and induction hob, while a breakfast bar offers additional seating for busy family life. The kitchen flows effortlessly through to the stunning garden room.

A real showpiece of the home, the impressive garden room boasts a vaulted ceiling with exposed beams and skylights, a feature brick fireplace with a log-burning stove/pizza oven, and bi-folding doors opening onto

the enclosed courtyard garden. This fantastic room creates a wonderful entertaining space that seamlessly connects indoor and outdoor living and is perfect for family gatherings throughout the year.

Completing the ground floor is a useful WC.

Upstairs, the first floor offers three generously proportioned bedrooms, all beautifully presented. The principal bedroom benefits from fitted wardrobes, while the front bedrooms enjoy wonderful elevated views across Church Lane towards the impressive church tower, adding to the property's unique setting. The contemporary family shower room has been stylishly refitted and comprises a spacious walk-in shower, vanity wash hand basin with storage, WC and heated towel radiator.

Outside, the property continues to impress. A generous block-paved driveway provides ample off-road parking for several vehicles, complemented by a low-maintenance front garden which enjoys fantastic views towards the historic St Peter's Church, creating a truly picturesque setting. A substantial timber storage shed provides excellent storage for bikes, tools and garden equipment.

To the rear, bi-folding doors from the garden room open onto a private enclosed courtyard garden, beautifully designed for low-maintenance living. With attractive paved seating areas and enclosed by brick walls and fencing, it offers the perfect space for outdoor dining, entertaining with family and friends, or simply relaxing in this peaceful and secluded setting.

Church Lane is regarded as one of Scotter's most desirable residential locations, offering a unique combination of village charm, privacy and convenience. Tucked away in a peaceful position, yet within easy walking distance of the village's excellent



amenities including a well-regarded primary school, local shops, pubs and scenic countryside walks, the property also enjoys excellent transport links to Scunthorpe, Gainsborough, Lincoln and the M180. The picturesque views towards St Peter's Church provide a wonderful backdrop and perfectly complement this exceptional family home.

### **Entrance Hall**

A welcoming entrance hall with stairs rising to the first floor and access to the principal living accommodation.

### **Lounge**

A spacious dual-aspect reception room flooded with natural light from windows to the front and side elevations. Featuring a charming log-burning stove and lovely views towards St Peter's Church, this is a warm and inviting space to relax.

### **Dining Kitchen**

A beautifully fitted shaker-style kitchen offering an extensive range of wall and base units, generous oak-effect worktops providing excellent preparation space, breakfast bar and integrated fridge, freezer, dishwasher, washing machine, double oven and induction hob. An ideal space for everyday family life as well as those who enjoy cooking and baking.

### **Garden Room**

A stunning vaulted extension with exposed beams, skylights, feature brick fireplace incorporating a log-burning stove/pizza oven, and bi-folding doors opening directly onto the enclosed courtyard garden, creating an exceptional entertaining and family space.

### **Ground Floor WC**

Fitted with a WC and wash hand basin.

### **Landing**

Providing access to all first-floor accommodation.

### **Bedroom One**

A generous double bedroom benefiting from fitted wardrobes.

### **Bedroom Two**

A spacious double bedroom enjoying attractive views towards St Peter's Church.

### **Bedroom Three**

A well-proportioned third bedroom, ideal as a child's bedroom, nursery or home office.

### **Family Shower Room**

Beautifully appointed with a large walk-in shower, vanity wash hand basin with storage, WC and heated towel radiator.

### **Outside**

To the front, a generous block-paved driveway provides ample off-road parking alongside a low-maintenance front garden enjoying beautiful views towards St Peter's Church. A substantial timber storage shed offers excellent additional storage. To the rear, bi-folding doors from the garden room open directly onto a private enclosed courtyard garden, beautifully paved for low-maintenance living and creating an ideal space for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

## **3 CHURCH LANE**





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### ADDITIONAL INFORMATION

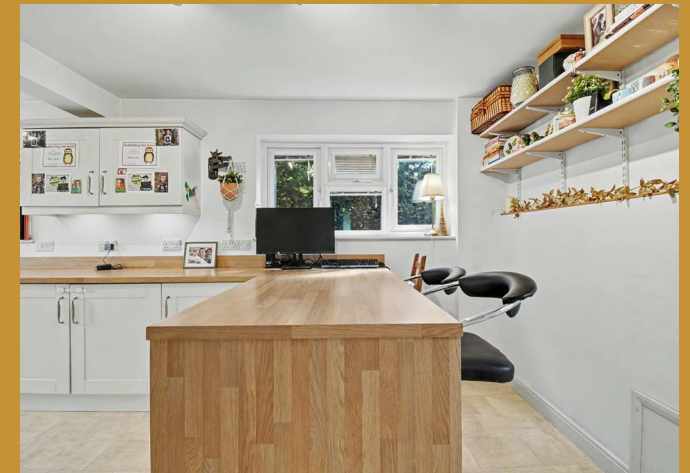
**Local Authority –**

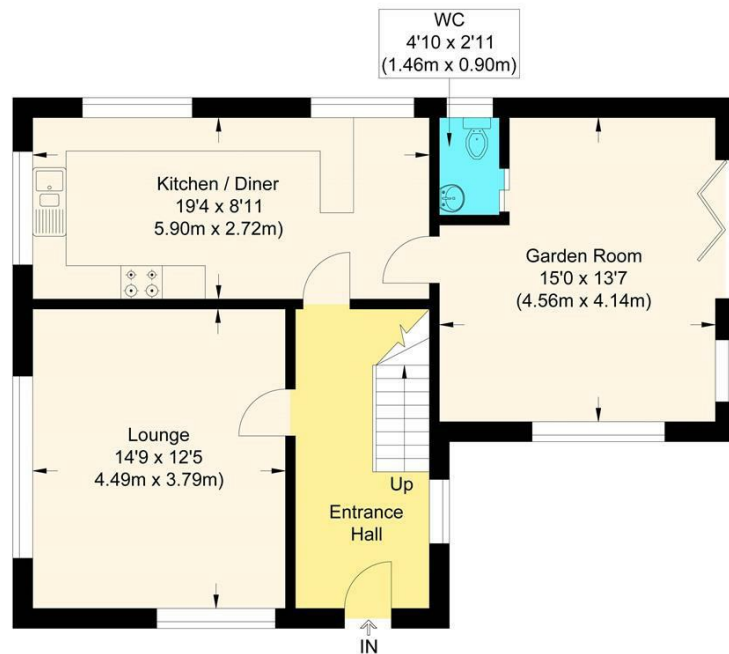
**Council Tax – Band C**

**Viewings – By Appointment Only**

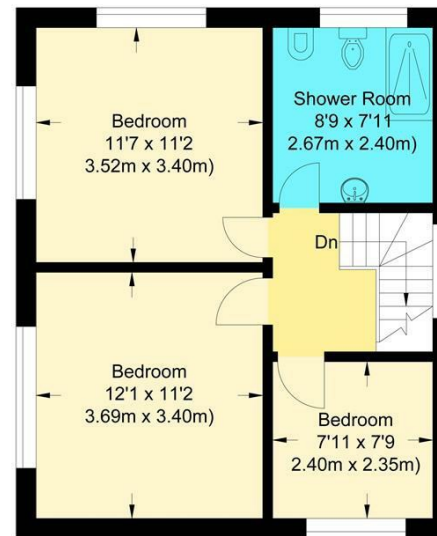
**Floor Area – 1135.00 sq ft**

**Tenure – Freehold**





**Ground Floor**



**First Floor**

## Church Lane

Approximate Gross Internal Floor Area : 105.50 sq m / 1135.59 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



| 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 |         |                         |
|                                             | 60      | 76                      |
| 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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