



## ST HELENA COTTAGE KIRTON ROAD GAINSBOROUGH, DN21 3JA

**£330,000**  
**FREEHOLD**

A rare opportunity to acquire this extended four-bedroom semi-detached property, boasting unobstructed, stunning views from the front, side, and rear. Nestled on the outskirts of the highly sought-after village of Scotter, St Helena Cottages offers a perfect blend of rural charm and modern living.



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# ST HELENA COTTAGE KIRTON



## DESCRIPTION

Welcome to St Helena Cottages, a beautifully presented semi-detached home set on the peaceful outskirts of Scotta, enjoying uninterrupted open countryside views to the front, rear, and side. This sizeable and versatile property offers an ideal semi-rural lifestyle while remaining within easy reach of excellent nearby amenities.

Upon entering via the welcoming hallway, you are greeted by a spacious dual-aspect living and dining room, complete with a charming log-burning stove—perfect for cosy evenings. A second snug sitting room provides further living flexibility, whilst the kitchen features a central island and an abundance of storage, complemented by a separate utility room, downstairs WC, and a convenient store room.

To the first floor, the home boasts four generously sized double bedrooms, all served by a large family bathroom equipped with both a bathtub and a walk-in shower.

Externally, the property continues to impress with beautiful rear gardens and a double garage, offering ample parking and storage.

St Helena Cottages truly ticks all the boxes—space, charm, versatility, and views. Take the opportunity to enjoy a slice of the good life and embrace a more relaxed pace of living.

## ENTRANCE HALLWAY

Accessed through composite door with stairs to the first floor, and a radiator leading into:-

## STORAGE CUPBOARD

With shelving and hangers for coats/jackets.

## LIVING / DINING ROOM

Dual aspect with a UPVC double glazed bay window to

front aspect, UPVC double glazed French doors to rear aspect, Inglenook fireplace with log burnin stove, radiators X 2, space for comfy sofas and a six seater table.

## SITTING ROOM / SNUG

With a UPVC double glazed window to front aspect, radiator and space for comfy sofas leading through double doors into:-

## KITCHEN

With UPVC double glazed windows to the side and rear aspect, composite door to rear aspect, range of walnut effect wall and base units with laminate worktops, composite one and a half drainer sink, integrated dishwasher, eye level double oven and grill, electric hob and extractor fan, integrated microwave, larder pull out cupboard, central island, space for an American style fridge/freezer and housing the combi boiler.

## UTILITY

With wall and base units, composite sink, space and plumbing for a washing machine.

## DOWNSTAIRS WC

With an opaque UPVC double glazed window to rear aspect, WC, hand wah basin.

## FIRST FLOOR LANDING

With a UPVC double glazed window to front aspect and a storage cupboard.

## MASTER BEDROOM

With a UPVC double glazed window to front aspect, space for a double bed with built in overhead storage, built in double wardrobes and matching vanity unit, radiator.

## BEDROOM TWO

With a UPVC double glazed window to rear aspect,

space for a double bed, built in triple wardrobes, radiator.

### **BEDROOM THREE**

With a UPVC double glazed window to rear aspect, built in triple wardrobes and matching draws, radiator.

### **BEDROOM FOUR**

With a UPVC double glazed window to rear aspect, overhead storage and built in wardrobes, radiator.

### **FAMILY BATHROOM**

With an opaque UPVC double glazed window to rear aspect, contemporary jacuzzi bath, vanity housed hand wash basin with concealed WC and storage, walk in shower with rainfall and hand held attachments, towel heater.

### **EXTERNALLY**

The front of the property faces open fields and is laid to lawn with a large driveway providing off street parking for several vehicles leading to the detached double garage with a workshop. The rear garden is non overlooked, with an Indian sandstone patio, pond, laid to lawn, mature trees and shrubs, seating area with privet hedging.

Upon entering through the spacious reception hallway, you'll be greeted by a dual-aspect living and dining room featuring a newly installed log-burning stove set within an inglenook fireplace. French doors lead out to a beautiful garden with uninterrupted views of the open countryside, creating a serene and private outdoor space.

The property also includes a well-appointed kitchen with a separate utility room and a ground floor WC. A cozy snug with a large picture window provides additional living space and offers picturesque views to the front.

Upstairs, the first floor comprises four generously sized bedrooms and a newly installed bathroom featuring a walk-in shower and a bath, designed for comfort and relaxation.

Outside, the property benefits from a double garage and ample off-street parking, perfect for multiple vehicles. The outdoor space takes full advantage of the stunning summer views, making it ideal for entertaining or enjoying peaceful moments in nature.

## **ST HELENA COTTAGE**





# ST HELENA COTTAGE

## ADDITIONAL INFORMATION

Local Authority –

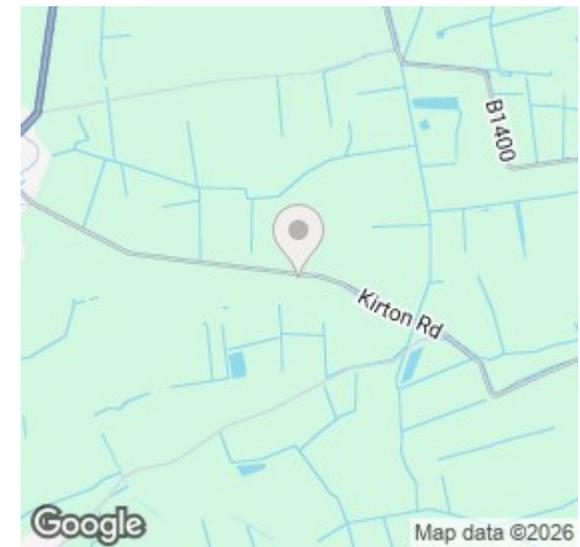
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1959.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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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