



38 Westgate, Gainsborough, DN21 3QY

£525,000

A genuinely unique and brilliantly laid out contemporary family home in the sought after village of Scotton. Four double bedrooms with two en suites and a family bathroom make up the upstairs whilst downstairs the extended home has a superb layout, across the back with multiple doors to the garden is the open plan living kitchen diner, with a huge island, seating and dining space and it all looks out on to the private west facing garden. There is also a separate spacious lounge, study, utility, w.c. and storage. We love the Juliette balcony overlooking the garden from the main bedroom and the half stairs for the second bedroom creates a lovely separation and privacy. Outside we have a double garage, plenty of parking and a generous garden. Viewings are available by appointment, please contact us to book.

Hall



Study 12'8" x 6'2" (3.87 x 1.88)



Lounge 25'1" x 16'9" (7.65 x 5.12)



Landing



Kitchen diner 19'8" x 14'7" (6.01 x 4.45)



Utility



Bedroom one 17'8" x 12'1" (5.40 x 3.70)



En suite

Sitting room 14'7" x 9'8" (4.45 x 2.95)



Bedroom two 17'10" x 11'3" (5.44 x 3.44)



En suite

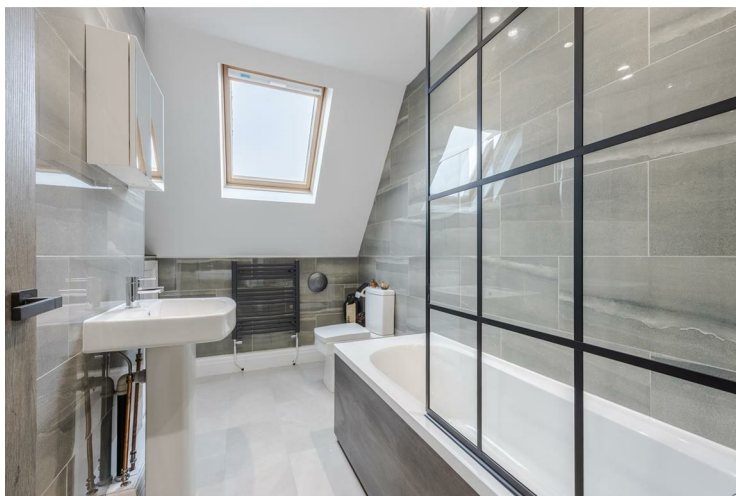
Bedroom three 19'0" x 9'10" (5.80 x 3.00)



Bedroom four 19'6" x 11'1" (5.95 x 3.40)



Family bathroom 9'10" x 5'6" (3.00 x 1.70)



Garage 18'2" x 15'0" (5.55 x 4.59)

Outside

Floor Plan

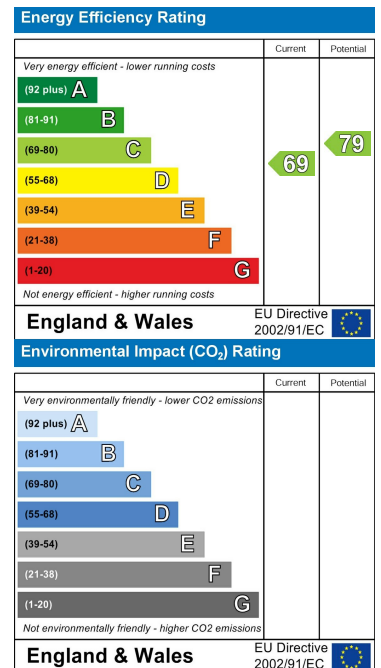


Total area: approx. 256.2 sq. metres (2757.8 sq. feet)

Area Map



Energy Efficiency Graph



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