

# HUNTERS®

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## 87 High Street

Scotter, Gainsborough, DN21 3TL

Offers In The Region Of £350,000



Council Tax: D



# Cawkwell house 87 High Street

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## Front

Charming traditional front of the Cawkwell House with a central doorway and large sash windows allowing ample of light.

## Garden

This garden features a spacious lawn, vegetable patch, lush greenery with a variety of mature trees (including apple trees) and plants, a wild garden, and a secret Anderson Shelter, great fun for young families. The garden has a pergola area which offers a great space for family gatherings and alfresco dining.

## Lounge

13'11" 13'3" (4.25 4.05)

Spacious lounge to the front of the property with a multi fuel log burner and a bay window allowing ample of light into the room. The lounge has double doors accessing the additional reception room.

## Reception Room

13'11" 10'2" (4.25 3.10)

Reception room at the rear of the property, which would make an ideal playroom with door access into the garden.

## Dining Room

13'11" 13'5" (4.26 4.10)

Formal dining room to the front of the home with a bay window allowing ample of light. The room has a door leading through into the kitchen.

## Hall

Original Minton tiled Flooring

## Kitchen

9'11" 20'1" (3.03 6.13)

Beautifully presented kitchen - which offers a modern, bright and spacious area, ideal for family gatherings and entertaining. The fitted kitchen benefits from a breakfast bar, ample wall and floor units, including a full-height double larder cupboard for storage, and also offers an integrated dishwasher, tall integrated fridge, tall integrated freezer, double Rangemaster oven with overhead extractor fan, and slate tiled floor with underfloor heating.

## Bedroom 1

13'3" 13'5" (4.04 4.10)

Generous sized bedroom to the front of the property with fitted wardrobes and sash windows.

## Bedroom 2

14'1" 13'4" (4.30 4.08)

Generous sized bedroom to the front of the property with sash windows.

## Bedroom 3

11'11" 10'2" (3.65 3.10)

Double bedroom to the rear of the property

## Bedroom 4

12'7" 10'3" (3.86 3.14)

Double bedroom to the rear of the home

## Ground floor bathroom

8'1" 5'3" (2.47 1.62)

Tiled, family bathroom, with a neutral suite - with bath and overhead rainfall shower.

## Bathroom

10'0" 5'11" (3.05 1.82)

Herringbone tiled family bathroom - with neutral suite and electric shower.

## Washroom

The boiler was installed in 2018, with plumbing for a washing machine, and an exterior vent for a tumble dryer. There is also electricity to all outbuildings shown in the floor plan.

## Anderson Shelter

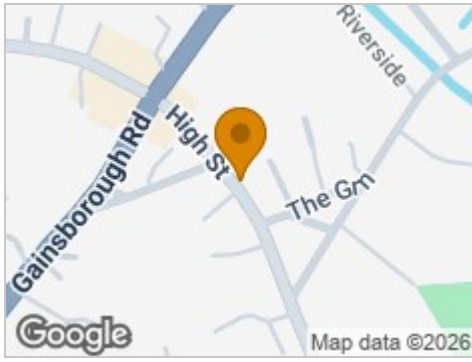
A great piece of history within the garden, great place to play or even to use as a potential wine cellar or storage.

## Parking and shared access driveway

Parking at the rear of the property, with the option of erecting a garage- accessed via the shared driveway.



## Road Map



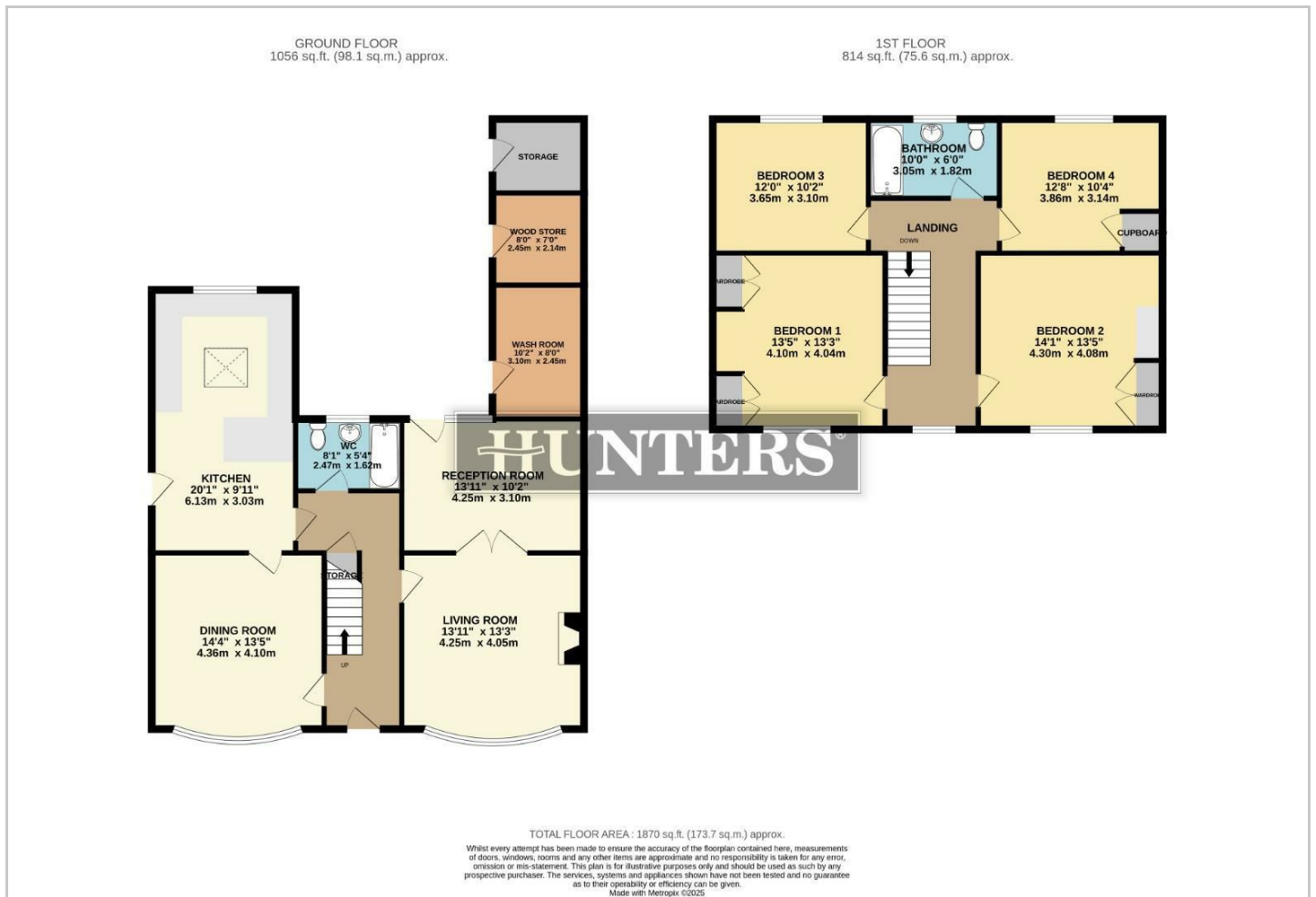
## Hybrid Map



## Terrain Map



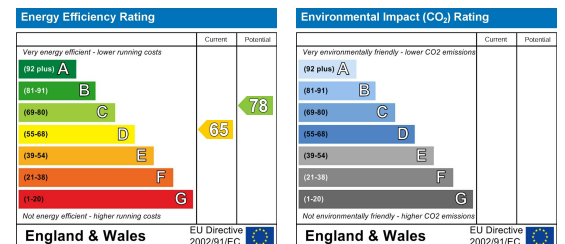
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.