



6 ORCHARD AVENUE

GAINSBOROUGH, DN21 3UA

£335,000
FREEHOLD

Beautifully presented four bedroom dormer family home located on a quiet cul-de-sac on Orchard Avenue in the sought-after village of Scotter. Finished to a high standard throughout, the property features a stunning open-plan kitchen diner with quartz worktops and hidden utility, spacious lounge, versatile playroom or home office, four bedrooms and a deceptively spacious garden with patio and play area - making it the perfect home for modern family living.



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DESCRIPTION

STUNNING FOUR BEDROOM DORMER FAMILY HOME
– FINISHED TO A HIGH STANDARD – OPEN PLAN
KITCHEN DINER – CUL-DE-SAC POSITION – SOUGHT
AFTER VILLAGE LOCATION

Situated on a lovely cul-de-sac on Orchard Avenue in the sought-after village of Scotter, this beautifully presented four bedroom dormer home offers spacious and versatile accommodation, finished to a high standard throughout, making it the perfect home for modern family living.

Step inside through the welcoming entrance hallway, where you will find stairs to the first floor and doors leading to the lounge, open plan kitchen diner and playroom.

The front-facing lounge is a bright and inviting space with a large window allowing plenty of natural light to flood the room. A feature fireplace with wood beam mantle creates a focal point with space for an electric fire, while the room is finished with brand new carpet.

The open plan kitchen diner truly forms the hub of the home, fitted with navy blue shaker-style wall and base units complemented by quartz worktops and a Belfast sink. The kitchen enjoys a dual aspect with two windows overlooking the rear garden and French doors to the side, allowing plenty of light and providing direct access to the garden. The space is finished with stylish Amtico herringbone flooring and offers plenty of room for a large dining table and seating area, ideal for family life and entertaining.

A concealed doorway from the kitchen leads to a hidden utility room, fitted with complementary wall and base units with space for appliances. From here there is also a side exit door along with access to the

ground floor WC, fitted with a wall-hung wash hand basin and low-level WC.

Also located on the ground floor is the playroom, which offers fantastic versatility and could equally be used as a home office, snug or additional reception space.

The original garage has been partially converted to create the playroom, adding valuable additional living space to the ground floor. The front section has been retained as a useful storage garage, ideal for bikes, tools and general household storage, offering the perfect balance of practical storage and versatile family living.

Upstairs, the property offers four bedrooms, three doubles and a great sized single, all bright and welcoming and ideal for family living.

The family bathroom is fitted with a bath with shower over and glass screen, vanity sink unit, WC and heated towel radiator.

Outside

To the front of the property there is off-street parking for two vehicles, along with a pathway leading to the front door and gated access to the rear garden.

The rear garden is deceptively spacious, featuring a large patio seating area, perfect for outdoor dining and entertaining. There is also a children's play area with climbing frame, while the garden extends to the side where you will find a timber shed and additional lawn space, creating a fantastic area for children to play and families to enjoy the outdoors.

Location

The property is located in the heart of the popular



village of Scotter, a well-regarded location with a strong community feel. The village offers a fantastic primary school, preschool, village hall, park, doctors surgery, three pubs and various takeaways, providing excellent amenities right on your doorstep and making this a perfect location for families.

Entrance Hallway

Welcoming entrance hallway with stairs to the first floor and doors leading to the lounge, kitchen diner and playroom.

Lounge

A bright and comfortable front-facing reception room with large window allowing plenty of natural light, feature fireplace with wood beam mantle and brand new carpet.

Kitchen Diner

The hub of the home, fitted with navy blue shaker-style wall and base units with complementary quartz worktops and Belfast sink. Dual aspect with two windows to the rear and French doors to the side leading to the garden. Finished with Amtico herringbone flooring and offering plenty of space for dining table and seating area.

Utility Room

Accessed via a concealed doorway from the kitchen, fitted with complementary units with space for appliances and side exit door.

WC

Fitted with wall-hung wash hand basin and low-level WC.

Playroom / Home Office

Versatile ground floor room ideal as a playroom, snug or home office.

Bedroom One

A spacious and bright double bedroom.

Bedroom Two

Another well-proportioned double bedroom.

Bedroom Three

Good-sized double bedroom.

Bedroom Four

A great sized single bedroom offering flexibility for family living or home working.

Family Bathroom

Fitted with bath with shower over and glass screen, vanity sink unit, WC and heated towel radiator.

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ADDITIONAL INFORMATION

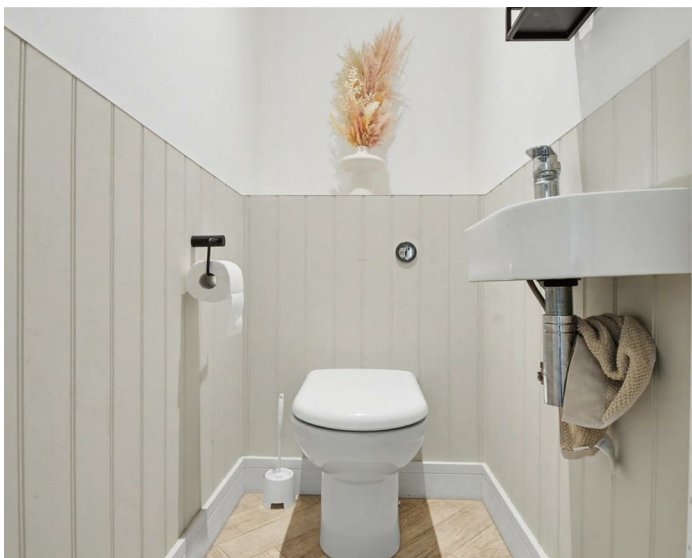
Local Authority –

Council Tax – Band C

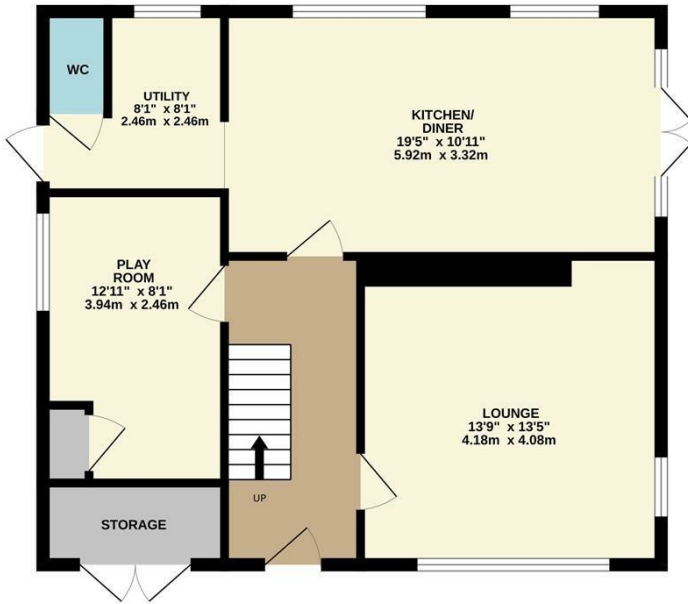
Viewings – By Appointment Only

Floor Area – 1175.00 sq ft

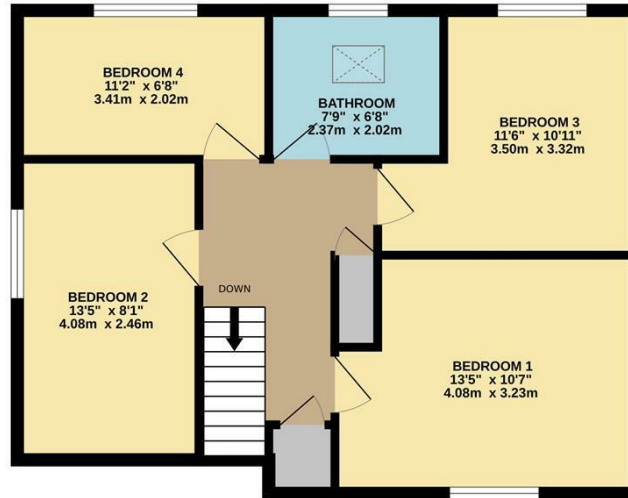
Tenure – Freehold



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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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