



6 ASH GROVE

GAINSBOROUGH, DN21 3UU

£350,000
FREEHOLD

Extended Four Bedroom Detached Family Home With Sunroom, Conservatory, Log Cabin And Private Garden In A Quiet Cul-De-Sac In The Sought-After Village Of Scotter



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DESCRIPTION

Ash Grove, Scotter

Situated on a quiet cul-de-sac within the sought-after village of Scotter, this extended four-bedroom detached family home offers beautifully presented and versatile living space, ideal for modern family life.

The property is entered via a welcoming entrance lobby, where stairs rise to the first floor and doors lead through to both the lounge and the open-plan kitchen diner.

To the front of the property, the spacious lounge is a bright and inviting room, featuring a bow window overlooking the front garden and a feature fireplace. French doors from the lounge lead through into the rear sunroom, creating a natural flow through the ground floor.

The open-plan kitchen diner has been thoughtfully and stylishly designed, fitted with shaker-style units complemented by wooden worktops and a range of integrated appliances, including fridge freezer, dishwasher, oven, hob and extractor. There is ample storage, a breakfast bar with storage beneath, and plenty of space for a dining table or additional seating area. A useful understairs cupboard is located within the kitchen, along with a door leading through to the separate utility room, which provides space for a washing machine and gives access to a ground floor WC and side external door.

The sunroom, positioned off the lounge, offers a versatile additional reception space, ideal for use as a home office, playroom or snug, and in turn opens through to the rear conservatory. The conservatory enjoys views over the garden and features French doors opening directly onto the rear patio, making it a

lovely space to enjoy throughout the year.

To the first floor, the property offers four well-proportioned double bedrooms. The principal bedroom benefits from a modern en suite shower room, complete with fitted storage, vanity sink unit, WC and shower cubicle. There is also a stylish family shower room, fitted with a walk-in shower with overhead rainfall shower and glass screen, wall-hung vanity sink unit with storage, WC and heated towel rail.

Externally, the property sits on a generous plot. To the front is a well-maintained lawned garden alongside a large driveway providing ample off-street parking, which leads to the detached garage and side access to the rear.

The rear garden is a real highlight, mainly laid to lawn with a paved patio area ideal for outdoor seating. A fantastic addition is the fully insulated log cabin, complete with electric and lighting, making it perfect for use as a home office, studio or business space. At the bottom of the garden, there is also a gazebo with patio area, providing a lovely spot to relax and enjoy the garden during the summer months.

This is a fantastic family home in a highly regarded village location, offering space, flexibility and excellent outdoor features.

ENTRANCE LOBBY

Welcoming entrance lobby with stairs rising to the first floor and doors leading to the lounge and kitchen diner.

LOUNGE

A spacious and bright front-facing lounge featuring a bow window, feature fireplace and French doors opening through to the rear sunroom.



SUN ROOM

Positioned off the lounge, this versatile space is ideal for use as a home office, playroom or snug and opens through to the rear conservatory.

CONSERVATORY

A light-filled rear conservatory overlooking the garden, with French doors opening directly onto the patio and garden beyond.

KITCHEN DINER

Beautifully designed open-plan kitchen diner fitted with shaker-style wall and base units, wooden worktops and integrated appliances including fridge freezer, oven, hob and extractor. Breakfast bar with storage beneath, ample workspace and plenty of room for a dining table or additional seating area. Useful understairs storage cupboard.

UTILITY ROOM

Separate utility room with space for a washing machine, door leading to the ground floor WC and side external access.

W.C.

Fitted with WC and wash hand basin.

BEDROOM ONE

Spacious double bedroom benefiting from fitted storage and an en suite shower room.

EN-SUITE

Fitted with vanity sink unit with storage, WC and shower cubicle.

BEDROOM TWO

Generous double bedroom overlooking the rear garden.

BEDROOM THREE

Further well-proportioned double bedroom, ideal for family use or guests.

BEDROOM FOUR

Double bedroom, suitable for use as a bedroom, dressing room or home office.

FAMILY SHOWER ROOM

Modern shower room fitted with walk-in shower with overhead rainfall shower and glass screen, wall-hung vanity sink unit with storage, WC and heated towel rail.

OUTSIDE

Front

Attractive lawned front garden with a large driveway providing ample off-street parking, leading to the detached garage and side access.

Rear Garden

Generous rear garden mainly laid to lawn with paved patio seating area. The garden also benefits from a fully insulated log cabin with electric and lighting, ideal for working from home or running a business, along with a gazebo and seating area at the bottom of the garden, perfect for summer entertaining.

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ADDITIONAL INFORMATION

Local Authority –

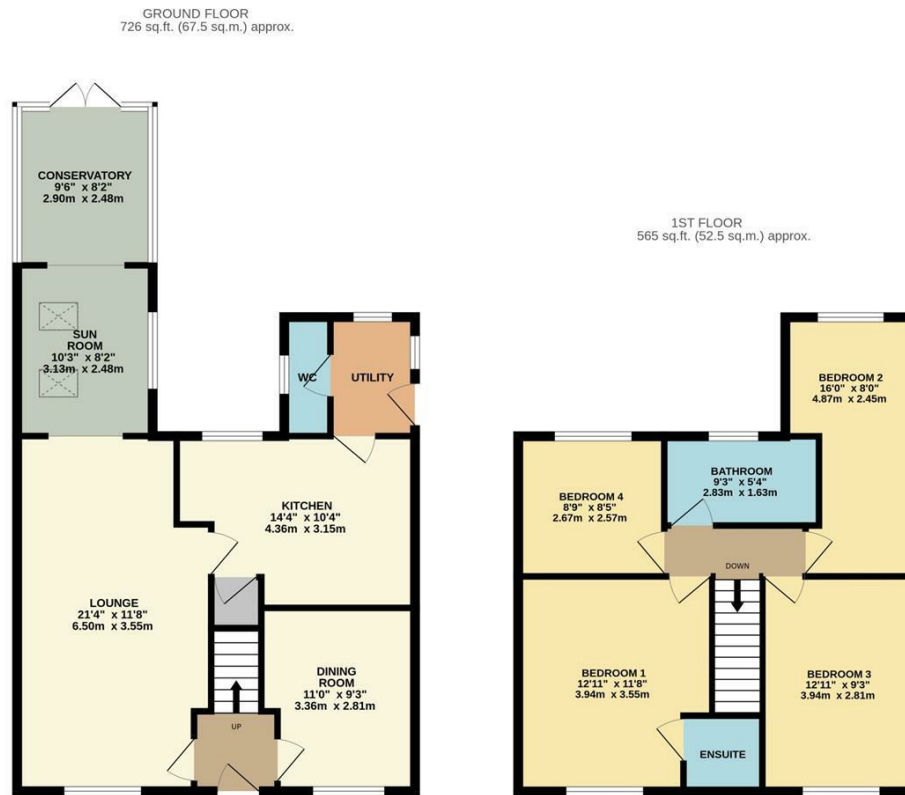
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1292.00 sq ft

Tenure – Freehold





TOTAL FLOOR AREA: 1292 sq.ft. (120.0 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		
(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

enquiries@biltons.co.uk

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<https://biltons.co.uk/>

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