





2 WEST VIEW

GAINSBOROUGH, DN21 3JJ

£265,000

FREEHOLD

A rare opportunity to acquire this substantial, larger-than-average semi-detached family home, situated on the highly desirable West View in Scotterthorpe.

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DESCRIPTION

Offering exceptionally versatile accommodation, including three reception rooms, two bathrooms and a ground-floor bedroom with en suite, this generously proportioned property presents an exciting opportunity for purchasers looking to create their dream family home.

Enjoying a lovely private rear aspect and occupying a position within this sought-after residential location, the property offers an abundance of space, flexibility and potential. Whilst some modernisation and TLC would enhance the accommodation, the possibilities here are fantastic.

Offered with no onward chain, this is a wonderful opportunity to put your own stamp on a sizeable family home in a location where properties of this nature rarely become available.

Ground Floor Accommodation

The ground floor offers an impressive amount of living space with air conditioning, beginning with a welcoming entrance leading through to a forward-facing living room and a separate formal dining room, ideal for family gatherings and entertaining.

A fitted kitchen provides the heart of the home, whilst an additional generously sized sitting room offers further flexible living accommodation. A conservatory provides another lovely space to relax whilst enjoying views towards the private rear garden.

A particularly attractive feature is the ground-floor bedroom with its own en suite, making it ideal for multi-generational living, visiting guests or those requiring bedroom accommodation on the ground floor.

First Floor Accommodation

To the first floor, the property continues to impress with three generously proportioned double bedrooms and a further large single bedroom, which could equally serve as a nursery, dressing room or home office.

All bedrooms are served by the family bathroom.

Outside

The property enjoys a pleasant and private rear aspect, providing an excellent setting for family life and outdoor enjoyment. The garden offers further scope for landscaping and personalisation to complement the home's generous internal accommodation.

Location

West View is situated within the sought-after village of Scotterthorpe, a desirable residential setting where opportunities to purchase substantial family homes are relatively rare.

SPACE, POTENTIAL AND LOCATION!

For buyers seeking a spacious family home with flexible accommodation and the opportunity to add their own style and value, West View is certainly worth exploring.

With five bedrooms, multiple reception rooms, a ground-floor en suite and no onward chain, this property has all the ingredients to become a truly wonderful long-term family home.

Early viewing is highly recommended to appreciate the space and potential on offer.

ENTRANCE HALLWAY

LOUNGE

SITTING ROOM

DINING ROOM

KITCHEN

CONSERVATORY

BEDROOM FIVE

BEDROOM FIVE EN-SUITE

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

EXTERNALLY

The front of the property is laid to lawn with a block paved driveway providing off street parking for several vehicles with an EV Charger.. The rear garden is fully enclosed, laid to lawn with a patio and timber shed.

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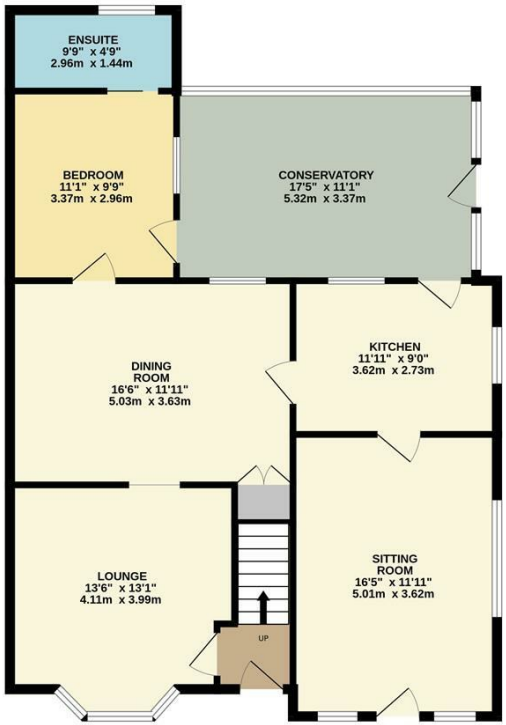
ADDITIONAL INFORMATION

Local Authority –
Council Tax – Band B
Viewings – By Appointment Only
Floor Area – 1725.00 sq ft
Tenure – Freehold

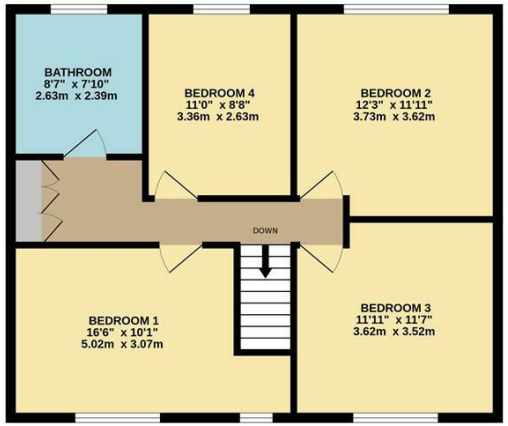




GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



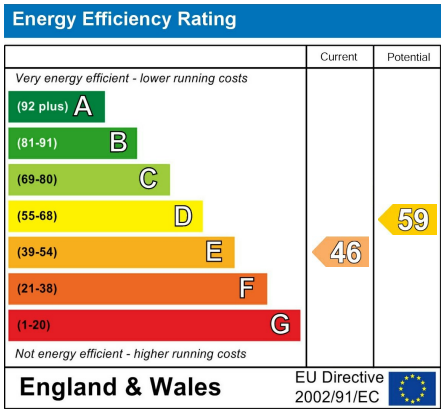
1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1725 sq.ft. (160.2 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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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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