





2 HAWTHORN RISE

GAINSBOROUGH, DN21 3FE

£395,000

FREEHOLD

An immaculate four double bedroom detached home in a private cul-de-sac, with open field views front and rear. Featuring a stunning open plan kitchen, dining and garden room with bi-fold doors, underfloor heating throughout the ground floor, a separate lounge and versatile second reception room. An en-suite, stylish family bathroom, enclosed garden, ample parking and single garage complete this superb family home in sought-after Scotter.

BILTONS
THE PERSONAL AGENTS
WWW.BILTONS.CO.UK
01724 642002

2 HAWTHORN RISE







DESCRIPTION

Enjoying a private drive position with open field views to both the front and rear, this immaculate four double bedroom detached home offers beautifully presented accommodation perfectly suited to modern family life. With a stunning open plan kitchen, dining and garden room, two further reception rooms and underfloor heating throughout the ground floor, this is a home that combines generous living space with a peaceful village setting.

The welcoming entrance hallway provides access to the principal ground floor rooms, with stairs leading to the first floor. A versatile second reception room is currently used as a playroom, offering equally appealing potential as a home office or cosy snug. The spacious separate lounge features a large front-facing window, making the most of the outlook, while decorative wall panelling adds character and an attractive focal point.

At the heart of the home is the impressive open plan kitchen, dining and family living space. The modern shaker-style kitchen offers an extensive range of storage units, complemented by quartz worktops and matching upstands. Integrated appliances include a double oven, hob and dishwasher, creating a practical and stylish space for everyday cooking and entertaining.

There is ample room for a family dining table and chairs, with the accommodation flowing into the garden room. Overlooking the rear garden, this inviting living area is filled with natural light from a roof lantern, while bi-fold doors open onto the paved patio, creating a lovely connection between the indoor and outdoor spaces. Underfloor heating throughout the ground floor adds comfort and complements the home's modern finish. A useful understairs cupboard provides additional storage.

A separate utility room keeps everyday household tasks neatly tucked away, with an integrated fridge and freezer, space for further appliances and an external door to the rear garden. A ground floor WC is accessed from the utility room.

Upstairs, the property continues to impress with four double bedrooms. The principal bedroom enjoys open field views to the front and benefits from fitted wardrobes and its own en-suite shower room. Bedrooms two and three also feature fitted wardrobes, while the fourth double bedroom completes the spacious family accommodation.

The beautifully appointed family bathroom features a freestanding bath, separate shower enclosure, WC and a wall-hung Villeroy & Boch vanity basin unit, creating a stylish space for both busy mornings and a relaxing evening soak.

Outside, a lawned front garden and pathway provide an attractive approach to the entrance. To the side, a generous driveway offers ample off-road parking and access to the single garage, with a gate leading through to the rear garden. Fully enclosed and laid mainly to lawn, the rear garden includes a paved patio for outdoor dining and seating, along with a convenient pedestrian door into the garage. The open field outlook provides a lovely backdrop to this family-friendly outdoor space.

Scotter is a sought-after Lincolnshire village situated between Scunthorpe and Gainsborough, offering a welcoming community and a wide range of everyday amenities. These include local shops, a supermarket and Post Office, medical facilities, public houses and places to eat. Scotter Primary School is approximately a 15-minute walk from the property, adding to its

appeal for families. The village is also conveniently positioned for the esteemed Queen Elizabeth's High School in Gainsborough, a selective grammar school, with entry subject to the relevant selection and admissions criteria. The village hall, sports clubs and surrounding green spaces provide opportunities for recreation, while the River Eau and woodland at Parson's Field add to the village's appeal. Nearby Scunthorpe and Gainsborough offer a broader range of shopping, leisure and services.

Combining immaculate presentation, spacious accommodation and an attractive position with countryside views, this is a superb family home ready to move straight into.

Lounge

Playroom / Study / Snug

Kitchen Diner

Garden Room

Master Bedroom

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

2 HAWTHORN RISE















2 HAWTHORN RISE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1732.00 sq ft

Tenure – Freehold





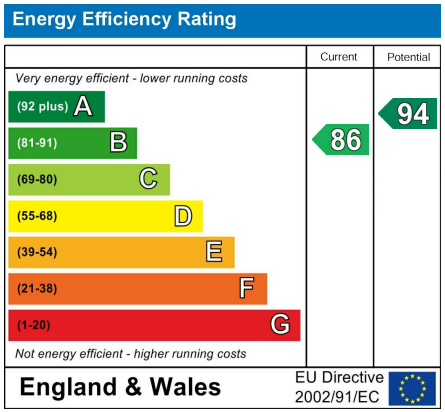


Ground Floor **First Floor**

Hawthorn Rise

Approximate Gross Internal Floor Area : 153.10 sq m / 1647.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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

01724 642002

https://biltons.co.uk/

BILTONS
THE PERSONAL AGENTS
WWW.BILTONS.CO.UK
01724 642002