



38 Westgate, Gainsborough, DN21 3QY

£495,000

A genuinely unique and brilliantly laid out contemporary family home in the sought after village of Scotton. Four double bedrooms with two en suites and a family bathroom make up the upstairs whilst downstairs the extended home has a superb layout, across the back with multiple doors to the garden is the open plan living kitchen diner, with a huge island, seating and dining space and it all looks out on to the private west facing garden. There is also a separate spacious lounge, study, utility, w.c. and storage. We love the Juliette balcony overlooking the garden from the main bedroom and the half stairs for the second bedroom creates a lovely separation and privacy. Outside we have a double garage, plenty of parking and a generous garden. Viewings are available by appointment, please contact us to book.

Hall



Study 12'8" x 6'2" (3.87 x 1.88)



Lounge 25'1" x 16'9" (7.65 x 5.12)



Landing



Kitchen diner 19'8" x 14'7" (6.01 x 4.45)



Utility



Bedroom one 17'8" x 12'1" (5.40 x 3.70)



Sitting room 14'7" x 9'8" (4.45 x 2.95)



En suite



Bedroom two 17'10" x 11'3" (5.44 x 3.44)



En suite

Bedroom three 19'0" x 9'10" (5.80 x 3.00)



Bedroom four 19'6" x 11'1" (5.95 x 3.40)



Family bathroom 9'10" x 5'6" (3.00 x 1.70)



Garage 18'2" x 15'0" (5.55 x 4.59)

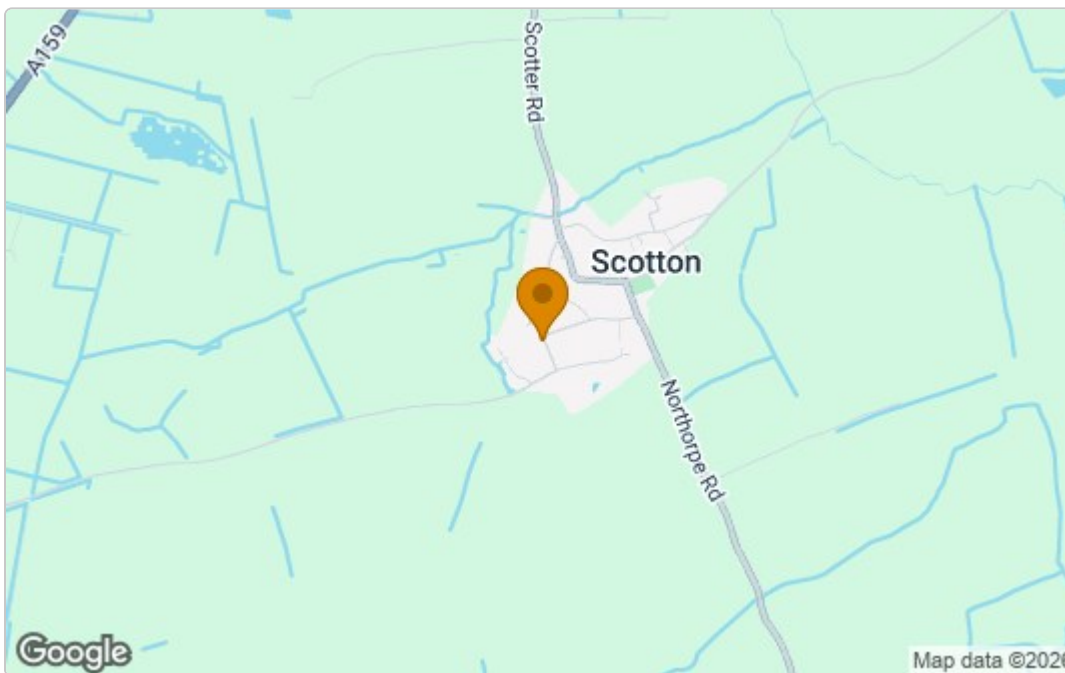
Outside

Floor Plan



Total area: approx. 256.2 sq. metres (2757.8 sq. feet)

Area Map



Energy Efficiency Graph

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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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