



## 6 Barlings Close, Gainsborough, DN21 3TE

£350,000

This is a superb extended and renovated bungalow in a quiet spot within the popular village of Scotter. Architect owned with an amazing open plan space on the back with a level threshold from the bi-folding doors on to the patio being a real stand out feature. Combined with some clever interior changes and unique decor the owner has created an impressive and very flexible home.

With up to four bedrooms this is big enough to be a family home, or perfect as a two/three bed with an extra dressing room and/or sitting room as the owner has it now. We have a main bathroom and a en suite on the main bedroom, a separate utility room, an office room outside and ample parking at the front and a completely private rear South East facing garden with countryside behind.

Please contact us for further information or to book your viewing.

Entrance



Kitchen living area 23'3" x 19'10" (7.10 x 6.07)



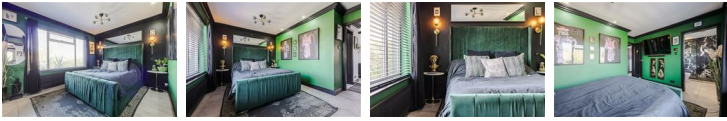
Utility 6'2" x 5'6" (1.88 x 1.68)

Office 8'2" x 7'10" (2.50 x 2.39)



Store 8'5" x 7'10" (2.58 x 2.39)

Bedroom one 12'0" x 11'8" (3.66 x 3.56)



En suite 7'10" x 5'6" (2.41 x 1.70)



Bedroom two 11'1" x 7'10" (3.38 x 2.41)



Bedroom three 10'7" x 9'2" (3.24 x 2.80)



Bedroom four 8'2" x 6'10" (2.51 x 2.09)



Bathroom 7'3" x 5'4" (2.22 x 1.63)

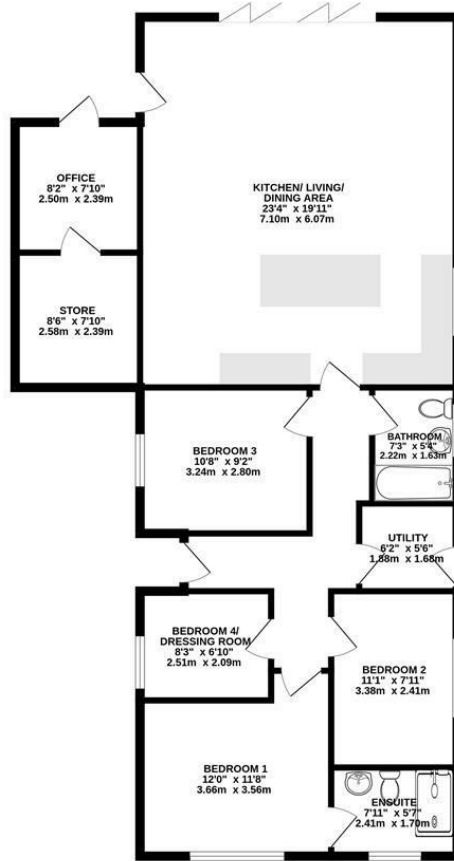


Outside



# Floor Plan

GROUND FLOOR  
1172 sq.ft. (108.8 sq.m.) approx.

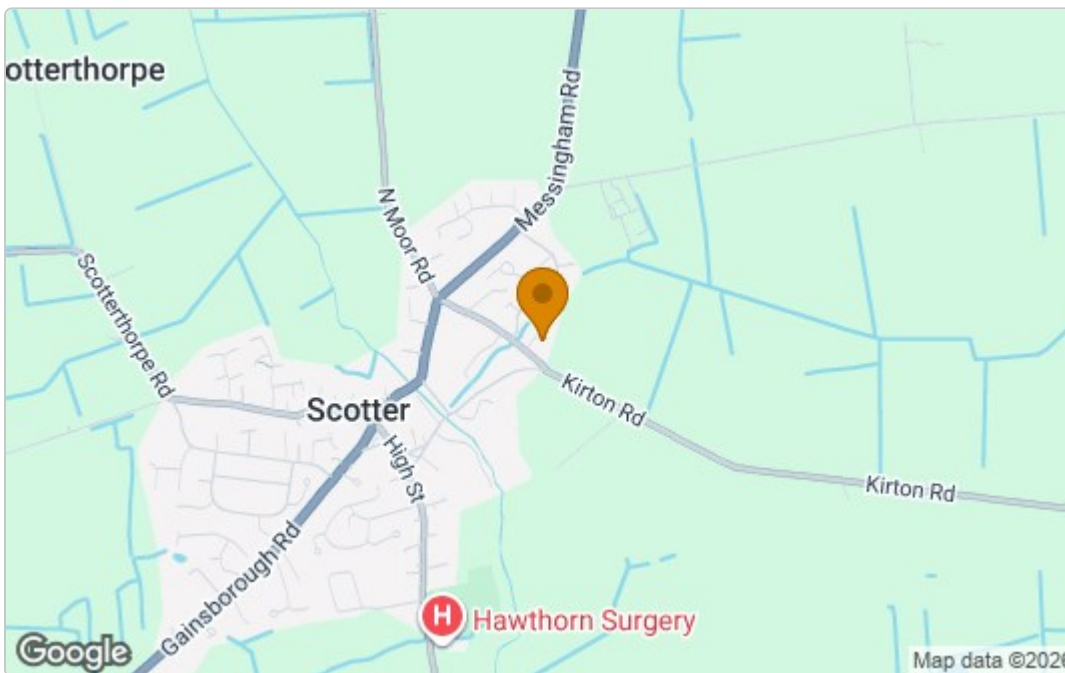


TOTAL FLOOR AREA: 1172 sq.ft. (108.8 sq.m.) approx.

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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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