



17 Westfield, Gainsborough, DN21 3LX

**£425,000**

An incredibly versatile and beautifully presented detached family home on a lovely plot in the sought after village of Scotton. With up to six bedrooms across the first and second floors and three reception rooms on the ground floor this has a superb flexible layout and in recent years it has been upgraded throughout with lovely clean decor, modern well specced kitchen and new bathrooms too.

The position is also lovely with a secure private garden, parking and a double garage this is very well rounded home that will suit lots of families.

Please study the floor plan to see just how much space this home has, a central hall with oak flooring gives access to a study, dining room, lounge, kitchen with utility just off, storage and a w.c., the first floor has four double bedrooms, one en-suite and a family bathroom and the top floor a further two bedrooms with fitted wardrobes.

The garden is lawned mainly with granite tiled paths and patio areas, a further decked seating area and kept secure by walled gardens. The driveway is tucked away at the rear with parking for two cars, electric car charging point and double garage that has power and light.

Viewings are strictly by appointment, please contact us to book.

Entrance hall



Study 11'3" x 6'5" (3.45 x 1.97)



Lounge 17'5" x 11'3" (5.33 x 3.45)



Utility room



Kitchen 16'3" x 12'4" (4.96 x 3.78)



Dining room 10'5" x 8'7" (3.20 x 2.64)



Downstairs W.C.

First floor landing

Bedroom one 11'7" x 10'5" (3.55 x 3.20)



En-suite 7'2" x 5'8" (2.20 x 1.74)



Bedroom five 14'3" x 14'3" (4.36 x 4.36)



Bedroom six 14'3" x 10'5" (4.36 x 3.20)



Bedroom two 10'5" x 9'5" (3.20 x 2.88)



Garage 16'11" x 16'10" (5.17 x 5.15)



Outside



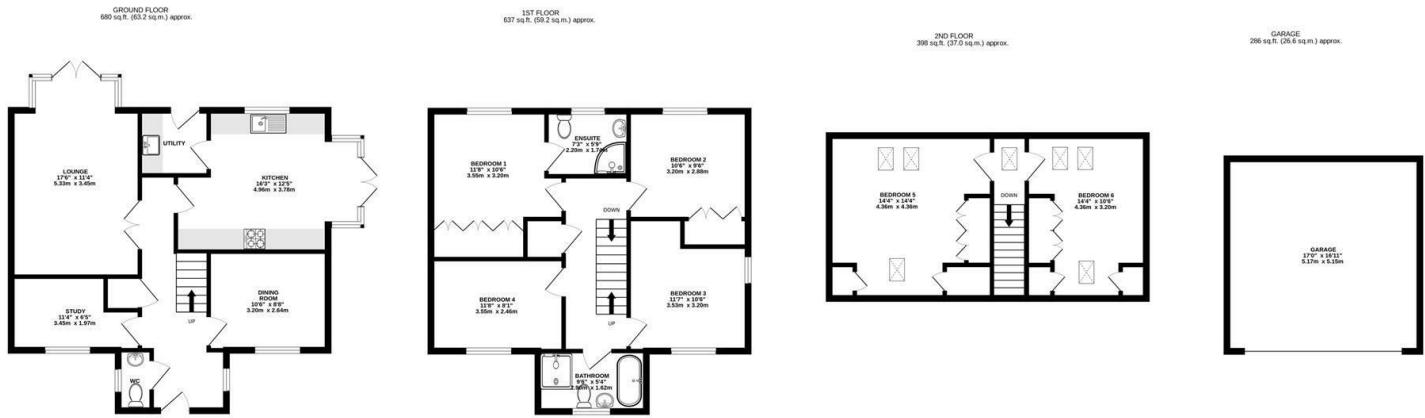
Bedroom four 11'7" x 8'0" (3.55 x 2.46)

Family bathroom 9'6" x 5'3" (2.90 x 1.62)



Second floor landing

## Floor Plan



**TOTAL FLOOR AREA:** 2002 sq.ft. (186.0 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 not 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) A		
(81-91) B	77	80
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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