



28 Eastgate, Gainsborough, DN21 3QR

£650,000

Homes like this are rarely available. We are proud to bring this beautiful Georgian style home to market in the sought after village of Scotton, Lincolnshire. Built around 1870 and owned by the same family for the last four decades, in which time it has been loved, maintained and upgraded superbly by the current owners. Sitting on a substantial plot which opens out onto open countryside, we have multiple seating areas, ornate gardens and mature lawns, the owners have regularly had a lawned tennis court in use at the bottom of the garden.

In the 1990s the house was substantially extended with the addition of the garden room, study, double garage and the extension of the kitchen, which has then been recently upgraded with a bespoke Murdoch Troon kitchen which is stunningly finished and has an additional pantry.

The layout of house is typical of the era, spacious rooms with high ceilings and tall windows, throughout the house retains its features and décor is in keeping with style of house. We have four reception rooms, a utility and w.c., large central hall and office on the ground floor. While upstairs we have a galleried landing, four double bedrooms, two with en suites and a contemporary bathroom upstairs.

Sat within catchment for QEHS in Gainsborough, and within walking distance of the lovely local pub, The Three Horseshoes.

Viewings and more information available, please contact us to enquire.

Frontage and Drive

Entrance Hall



Kitchen 13'4" x 13'3" (4.08 x 4.04)



Garden Room 18'2" x 10'0" (5.54 x 3.05)



Study 10'0" x 6'4" (3.05 x 1.95)



Utility

Lounge 13'3" x 13'3" (4.06 x 4.04)



Sitting Room 13'3" x 11'4" (4.06 x 3.47)



Dining Room 13'3" x 11'4" (4.06 x 3.47)



Landing



Bedroom Two 13'3" x 9'6" (4.06 x 2.90)



Bedroom One 16'8" x 11'4" (5.10 x 3.47)



En Suite

Bedroom Three 11'4" x 11'4" (3.47 x 3.46)



En Suite



Bedroom Four 13'3" x 10'5" (4.06 x 3.19)

Family Bathroom

Family Bathroom



Double Garage 20'7" x 18'1" (6.28 x 5.53)



Patio



Gardens



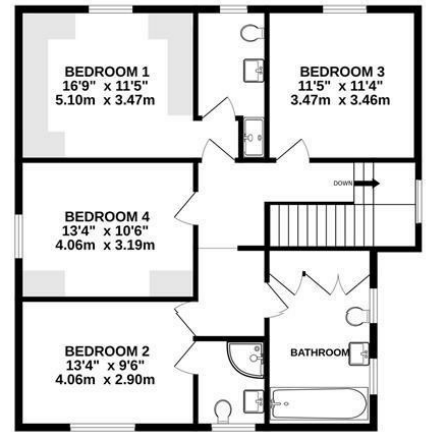
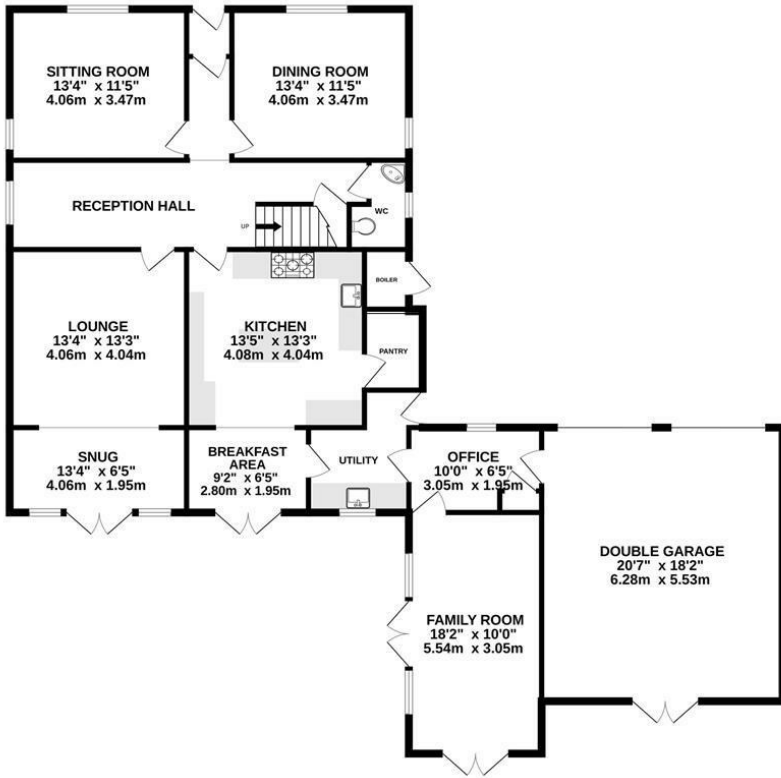
Tennis Court



Floor Plan

GROUND FLOOR
1763 sq.ft. (163.8 sq.m.) approx.

1ST FLOOR
898 sq.ft. (83.4 sq.m.) approx.



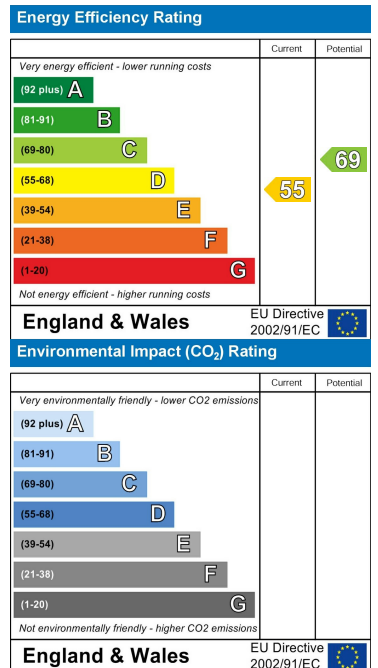
TOTAL FLOOR AREA : 2661 sq.ft. (247.2 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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