CADE

Estate Agency









29 The Rookery, Gainsborough, DN21 3FB

Offers In Excess Of £475,000

Nestled in a quiet position in the popular village of Scotter, The Rookery presents an exceptional opportunity to acquire a spacious and modern detached family home. This impressive property boasts an expansive 2,413 square feet of living space, with excellent room sizes throughout making it ideal for families seeking comfort and style.

The residence features three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the upgraded kitchen, which has been thoughtfully designed to meet the needs of contemporary living. With four generously sized bedrooms, two with en suites and a separate modern bathroom, this home ensures that everyone has their own private sanctuary.

The clean and modern aesthetic throughout the property creates a welcoming atmosphere, while the low maintenance landscaped garden offers a perfect retreat for outdoor enjoyment without the burden of extensive upkeep. Additionally, the property includes off road parking and a very useable garage space too.

Viewings are by appointment, please contact us to book.

Entrance hall




Kitchen diner 22'8" x 16'10" (6.92 x 5.14)








Lounge 16'6" x 14'5" (5.03 x 4.41)






Dining room 14'5" x 12'6" (4.41 x 3.83)




Sun room 15'2" x 12'6" (4.64 x 3.83)





Utility room 6'0" x 5'11" (1.84 x 1.81)



Downstairs W.C.

Landing

Bedroom one 19'7" x 12'2" (5.99 x 3.71)





En-suite 11'7" x 6'7" (3.55 x 2.03)




Bedroom two 14'5" x 11'5" (4.41 x 3.50)




En-suite



Bedroom three 14'5" x 11'11" (4.41 x 3.65)



Garage 18'3" x 12'2" (5.58 x 3.71)



Bedroom four 15'6" x 10'4" (4.73 x 3.15)



Outside





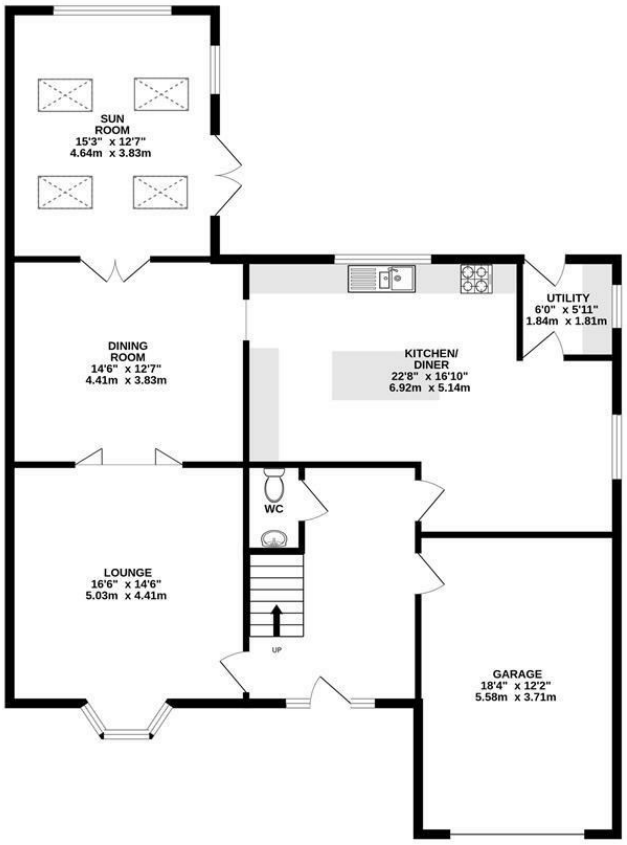


Family bathroom 11'5" x 7'4" (3.50 x 2.26)

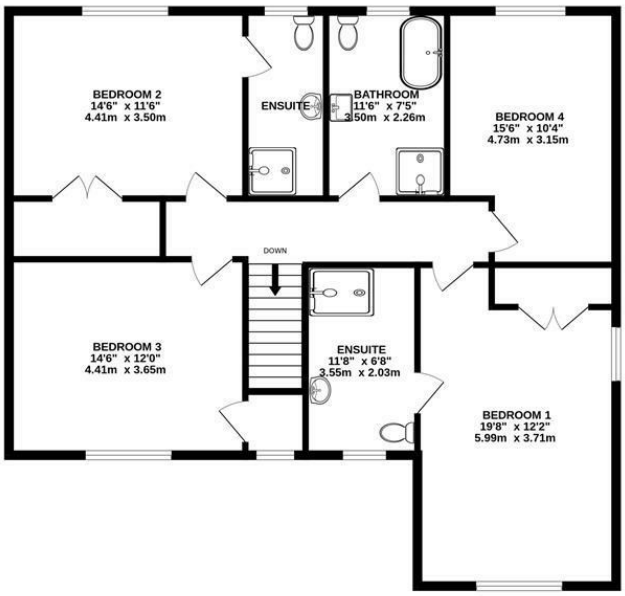


Floor Plan

GROUND FLOOR
1306 sq.ft. (121.3 sq.m.) approx.



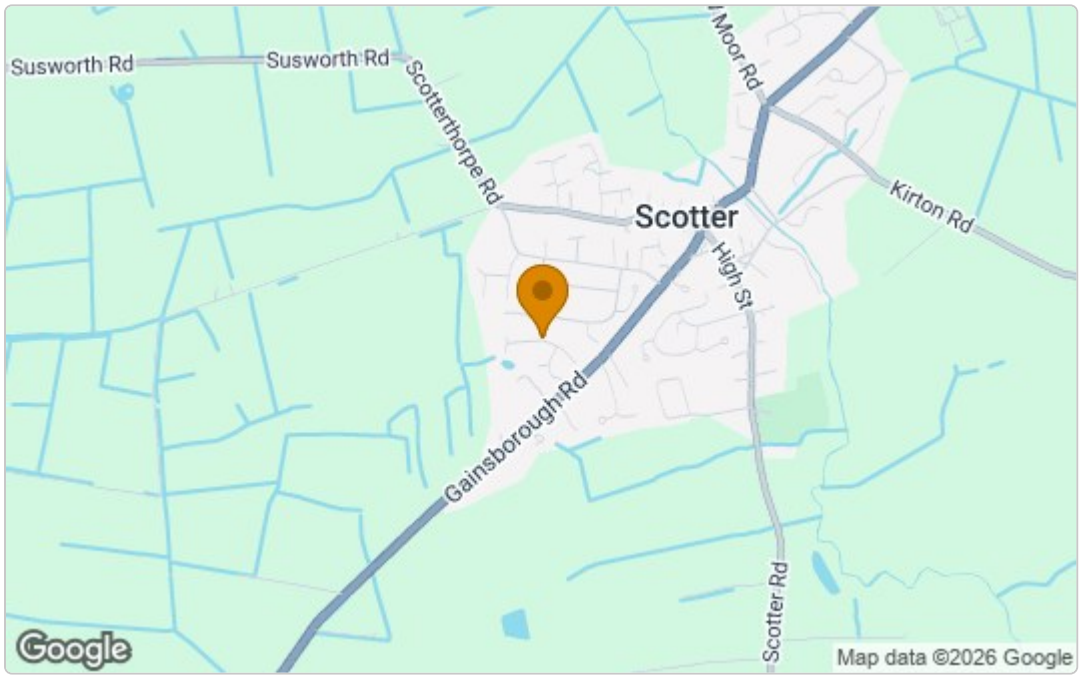
1ST FLOOR
1107 sq.ft. (102.9 sq.m.) approx.



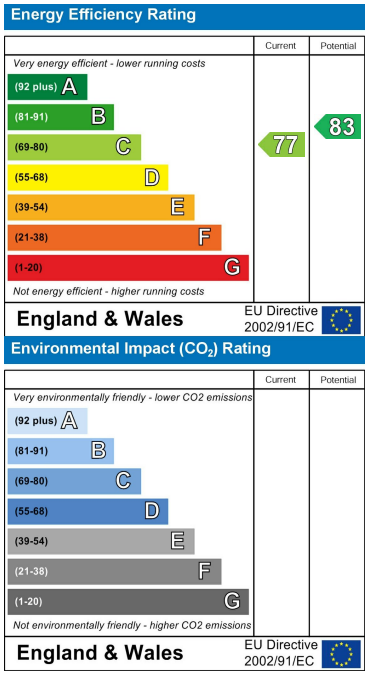
TOTAL FLOOR AREA : 2413 sq.ft. (224.2 sq.m.) approx.

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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