



**20 Gravel Pit Road, Scotter
Lincolnshire DN21 3SP
£279,950**

This deceptively spacious four bedroom detached home on the always popular village of Scotter is brought to the market for sale by Bella Properties. Boasting three reception rooms, ample off-road parking, double garage and generously sized rear garden, this property has plenty of living space inside and out. Set back from the road and tucked away in a secluded plot, this property is ideal for a family being located close to local village amenities as well as being close to nearby Scunthorpe, Gainsborough and Lincoln. Viewings available now and come highly recommended to appreciate this home.

The property itself briefly comprises of a hallway, living room, sitting room, dining room, kitchen and WC on the ground floor with landing, four bedrooms and bathroom on the first floor. Externally, there is off road parking to the front with a generously sized rear garden which includes patio area, decking area, vegetable patch, fruit trees, greenhouse, summer house, wood storage and shed.



Entrance Hall

Entrance to the property is via the uPVC front door into the hallway. uPVC window to the front of the property, parquet flooring, central heating radiator and doors leading to sitting room, dining room and WC. Stairs lead to the first floor.

Sitting Room 18'9" x 9'6" (5.74m x 2.92m)
uPVC French style doors leading outside, uPVC window to the front, spotlights to the ceiling, feature log burner on a tiled hearth, laminate flooring throughout, coving to the ceiling and a central heating radiator.

Dining Room 11'6" x 9'10" (3.51m x 3.02m)
Open plan with the kitchen. Cream units with complimentary counters, an integrated fridge/freezer, uPVC window to the rear, coving to the ceiling and central heating radiator. Opening leads to kitchen and door leads to the living room.

Kitchen 11'3" x 9'6" (3.43m x 2.92m)
Fitted cream wall mounted and base units with complimentary work surfaces. Integrated a sink/drain, a freestanding range cooker, integrated cooker hood and integrated dishwasher and washing machine. uPVC glazed window to the side of the property, uPVC door leads to the rear of the property, spotlights to the ceiling, tiled flooring throughout and central heating radiator.

Living Room 25'3" x 12'7" (7.72m x 3.84m)
Carpeted throughout with feature log burner effect gas fireplace, dual aspect uPVC windows with bay to the front, coving to the ceiling and two central heating radiators.

WC
Two piece white suite consisting of hand basin and toilet. Part tiled walls and parquet flooring continues.

Landing
Carpeted throughout with doors to all four bedrooms and family bathroom. uPVC window to the front of the property and built in generously sized storage cupboard.

Bedroom One 12'7" x 10'4" (3.84m x 3.15m)
Carpeted throughout with central heating radiator and uPVC window to the front of the property.

Bedroom Two 12'7" x 8'9" (3.86m x 2.67m)
Carpeted throughout with central heating radiator and uPVC window to the rear of the property.

Bedroom Three 10'4" x 9'8" (3.15m x 2.97m)

Carpeted throughout with central heating radiator and uPVC window to the front of the property. Access to the loft.

Bedroom Four 9'8" x 8'9" (2.95m x 2.67m)
Carpeted throughout with central heating radiator and uPVC window to the rear of the property.

Bathroom
White four piece suite comprising of a bath, separate shower cubicle, sink and toilet. Fully tiled walls, uPVC window to the rear and a central heating radiator.

External
To the front of the property is a low-maintenance garden with shrub and flower beds and driveway offering ample off-road parking for multiple vehicles and access to the double garage. To the side of the property is a patio area. To the rear, the garden is mostly lawned with a patio area and decking area with Pergola. There are also raised shrub and flower beds, a vegetable patch and a range of mature fruit trees, shrubs and plants. Various outbuildings including greenhouse, summer house, wood store and shed.

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