



15 BARNES GREEN GAINSBOROUGH, DN21 3RW

£220,000
FREEHOLD

Situated on the ever-popular Barnes Green in the sought-after village of Scotter, this spacious three-bedroom semi-detached home offers an ideal opportunity for growing families. Occupying a generous plot with a superb south-facing rear garden and excellent potential to extend (subject to planning permission), the property also benefits from three bedrooms, an open-plan kitchen and sunroom, utility room, ground floor WC, garage and driveway, making it a fantastic home both inside and out.



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15 BARNES GREEN



DESCRIPTION

Situated in the highly sought-after village of Scotter, this well-presented three-bedroom semi-detached home occupies a generous plot with a fantastic south-facing rear garden, offering excellent potential to extend (subject to the necessary planning permissions). Perfectly suited to growing families, the property combines spacious accommodation with a wonderful outdoor space in a popular village location.

Step inside through the welcoming entrance hallway, where there are stairs rising to the first floor, a useful storage cupboard and a door leading into the lounge.

The bright and spacious front-facing lounge enjoys a large picture window allowing plenty of natural light to flood the room, creating a warm and inviting living space. A door leads through to the open-plan kitchen and sunroom.

The modern kitchen is fitted with an attractive range of shaker-style wall and base units complemented by contrasting work surfaces and matching splashbacks. There is space for a cooker, washing machine and additional appliances, making it both practical and stylish. The kitchen flows seamlessly into the rear sunroom, creating a fantastic open-plan space ideal for both family dining and entertaining. French doors open directly onto the south-facing rear garden, bringing the outside in during the warmer months.

A rear lobby provides access to the garden, the integral garage, a useful utility area and a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation for family living. The contemporary family bathroom is beautifully appointed with a panelled bath, separate

shower cubicle, vanity wash hand basin with storage beneath, low-level WC, heated towel radiator and full wall tiling.

Externally, the property benefits from a lawned front garden alongside a driveway providing off-road parking and access to the single garage, which has been thoughtfully divided into a useful storage area and utility room.

The true highlight of this wonderful home is the impressive south-facing rear garden. Offering excellent privacy and an abundance of space, it is mainly laid to lawn with a timber garden shed and provides endless possibilities for children to play, outdoor entertaining or extending the property in the future, subject to the relevant planning consents.

The village of Scotter is highly regarded for its welcoming community and excellent range of amenities, including a village shops, public houses, doctor's surgery, highly regarded primary school, village hall and a variety of clubs and activities. The village also offers excellent transport links to Scunthorpe, Gainsborough and the wider road network.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, useful storage cupboard and access to the lounge.

Lounge

A bright and spacious front-facing reception room featuring a large picture window allowing plenty of natural light.

Kitchen

Modern shaker-style fitted kitchen with a range of wall and base units, complementary work surfaces,

splashbacks, space for a cooker and further appliances, opening into the sunroom.

Sunroom

A superb addition to the home providing ample space for dining and informal seating, with French doors opening onto the south-facing rear garden.

Rear Lobby

Providing access to the rear garden, integral garage, utility room and ground floor WC.

Utility Room

Useful utility space with room for additional appliances and storage.

Ground Floor WC

Fitted with a low-level WC and wash hand basin.

Bedroom One

Spacious double bedroom overlooking the front aspect.

Bedroom Two

Double bedroom enjoying views over the rear garden.

Bedroom Three

A further generous bedroom.

Family Bathroom

Modern suite comprising a panelled bath, separate shower cubicle, vanity wash hand basin with storage, low-level WC, heated towel radiator and full wall tiling.

Outside

To the front of the property is a lawned garden alongside a driveway providing off-road parking and access to the garage.

The integral garage has been divided to create a

practical storage area and utility space.

The superb south-facing rear garden is a real standout feature, being predominantly laid to lawn with a timber garden shed and offering excellent privacy, plenty of space for children to play, outdoor entertaining and fantastic potential to extend the property in the future, subject to the necessary planning permissions.

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ADDITIONAL INFORMATION

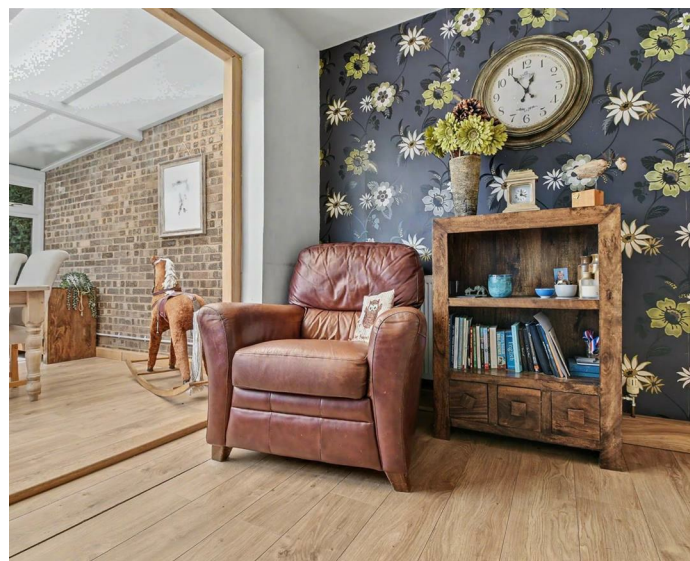
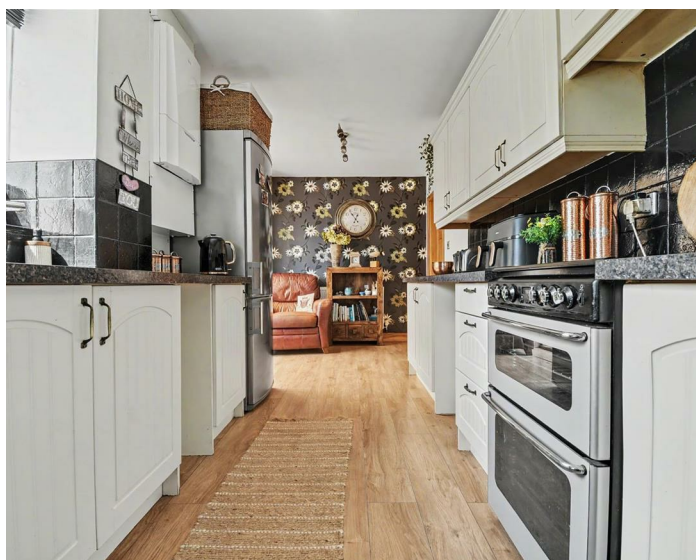
Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 742.72 sq ft

Tenure – Freehold





TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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