



**White Rose House,
Scotterthorpe,
Gainsborough,
Lincolnshire, DN21 3JL**

Asking Price: £415,000

EPC: To be confirmed
Council Tax - B



To arrange a viewing please call the Paul Fox -
Scunthorpe office on **01724 282868**

Accommodation Summary:

- AN OUTSTANDING PERIOD DETACHED COTTAGE
- HIGHLY DESIRABLE HAMLET LOCATION
- LARGELY EXTENDED & FULLY RENOVATED TO AN EXCELLENT STANDARD
- 3 RECEPTION ROOMS
- STYLISH FITTED KITCHEN & UTILITY ROOM
- 3 DOUBLE BEDROOMS
- 2 BATHROOMS
- GENEROUS MATURE GARDENS
- DRIVEWAY & DOUBLE GARAGE
- VIEW VIA OUR BRIGG FINEST DEPARTMENT

Description:

'White Rose House' is an outstanding period family cottage, located peacefully within the highly desirable hamlet of Scotterthorpe and benefitting from stunning open countryside views. The superbly presented and largely extended accommodation, which has undergone an extensive refurbishment by the current owners, creating a beautiful home that must be viewed to be fully appreciated. The deceptively spacious and highly versatile accommodation briefly comprises, central entrance porch, front facing sitting room/snug with feature Victorian fireplace, stylish open plan kitchen dining room with vaulted ceiling and feature multi fuel stove fireplace, spacious main lounge, an inner hallway leads off to a separate utility room, large master double bedroom and newly fitted modern family bathroom. The first floor has a central landing with two further double bedrooms served by an attractive modern shower room. Occupying a generous mature landscaped rear garden, providing well-kept principally laid lawns with fully stocked planted borders, a handy vegetable patch area along with a range of seating areas including a fantastic pizza oven station, perfect for outdoor entertaining over the summer months. A secure gated and block paved driveway allows parking for numerous vehicles and leads to an oak framed detached double garage with full power. The property benefits from a range of outbuildings which include, timber storage shed, a metal store, glass/polycarbonate greenhouse and a timber summer house with overhead Verandah.

Rooms:

Central Entrance Porch 7'9" x 3'10" (2.36m x 1.17m).

With an attractive front composite entrance door with frosted glazing, further twin side uPVC double glazed windows, mini loft access, modern inset ceiling spotlights and an opening which leads through to;

Inner Entrance Hall Enjoying superb oak engineered flooring, an oak half landing staircase leads to the first-floor accommodation with open spell balustrading and matching newel posts, inset ceiling spotlights, a modern double panelled vertical column radiator and barn style doors allowing access off to;



Sitting Room/Snug 11'11" x 11'8" (3.63m x 3.56m).

With a front uPVC double glazed window, continuation of oak engineered flooring, decorative beam to the central ceiling, a potential functioning Victorian style fire place with marbled hearth, decorative pine surround and mantel, three single wall lights and a double column radiator.

Dining Area 11'11" x 12' (3.63m x 3.66m).

With a front uPVC double glazed window, modern inset ceiling spotlights, a feature open recess bricked fire with dual fuel burning stove in black with oak beam and slate-effect tiled hearth, oak inset shelving, triple column panelled radiator, tiled flooring with electrical underfloor heating, wall mounted control for the heating and an opening which leads through to;

Stylish High Quality Fitted Kitchen 12'4" x 11'9" (3.76m x 3.58m).

With feature apex ceiling and skylights with exposed Queen beams. The kitchen includes a range of stylish midnight blue shaker style low level units, drawer units and wall units with chrome cup pull handles with quartz working top surfaces incorporating a one and a half bowl sink unit with block mixer tap and drainer to the side with acrylic splash back, integrated dishwasher and fridge freezer, fan oven and combi microwave, central induction four ring hob with central extractor fan and tiled flooring with electrical underfloor heating and wall mounted control.

Spacious Main Lounge 15'3" x 16'9" (4.65m x 5.1m).

With surrounding uPVC double glazed windows, stone flooring with underfloor heating, TV input and two single wall lights with exposed ceiling beams.

Inner Hallway

Has a side uPVC double glazed window, matching stone flooring with underfloor heating, an entrance door allowing access to the rear garden, inset ceiling spotlights and further barn style doors allowing access off to;

Utility Room 8'6" x 8'10" (2.6m x 2.7m).

With a side uPVC double glazed window with frosted glazing, a range of grey fronted low-level units and wall units with a patterned worktop, space for an undercounter tumble dryer, plumbing for a washing machine, a floor mounted Worcester oil fired combi boiler, loft access and continuation of stone flooring with underfloor heating.

Ground Floor Master Bedroom 1 12'5" x 15'6" (3.78m x 4.72m).

With side sliding double glazed doors allowing access to the side of the property, pine strip flooring with under floor heating, a bank of built-in wardrobes and wall mounted thermostatic control for the heating.



Stylish Newly Fitted Family Bathroom 8'10" x 7'10" (2.7m x 2.4m). With a side uPVC double glazed window with frosted glazing and a three-piece suite comprising of a b shaped panelled bath with curved adjoining folding screen with overhead shower attachment with grey stone full-height mermaid board, a large rectangular wall hung wash hand basin with matching splash back with a cabinet that's has twin mirrored doors with Bluetooth, shaver sockets and lights. Extractor fan, inset ceiling spotlights, a wall mounted chrome towel heater, underfloor heating and a wall mounted storage unit.



Mid Landing Has a Honeywell wall mounted thermostatic control.

First Floor Landing Enjoys beautiful outlook views to the front with barn style doors allowing access to both double bedrooms.

Front Double Bedroom 2 11'10" x 12'2" (3.6m x 3.7m). With a front uPVC double glazed window, loft access, a black double column radiator and built-in wardrobes with matching low level drawers.



Front Double Bedroom 3 12'3" x 12'2" (3.73m x 3.7m). Benefiting from a dual aspect with front and rear uPVC double glazed windows, loft access a black double panelled column radiator.

Central Shower Room 5'11" x 5'11" (1.8m x 1.8m). With a rear uPVC double glazed window, a three piece suite comprising a single walk-in shower cubicle with folding glazed door, fully tiled shower cubicle with Mira Go electric shower with inset ceiling spotlights, a low flush WC and an inset wash hand basin with tiled splash backs and lighted twin storage mirrors, a wall mounted chrome towel heater, attractive vinyl flooring and inset storage.



Double Garage 17'9" x 18'6" (5.4m x 5.64m).

Grounds

Occupying a generous mature landscaped rear garden, providing well kept principally laid lawns with fully stocked planted borders, a handy vegetable patch area along with a range of seating areas including a fantastic pizza oven station, perfect for outdoor entertaining over the summer months. A secure gated and block paved driveway allows parking for numerous vehicles and leads to an oak framed detached double garage with full power. The property benefits from a range of outbuildings which include a timber storage shed, a metal store shed, glass/polycarbonate greenhouse and a timber summer house with overhead Verandah seating.

