



17 The Rookery
Gainsborough, DN21 3FB
£595,000

Bella
properties

This spacious and BEAUTIFUL family home is thoughtfully designed - A self design build by it's current owners who have upgraded and maintained it over the years to an immaculate standard. Set in a thriving village, it is well placed for schools, other good local amenities and the national road and rail networks.

Built in 2002 and set on a larger than average plot, Rivendale represents some of the best and most thoughtful features spreading over 3000sqft of three story living spaces.

This includes well-proportioned rooms with ensuites to three of the SIX bedrooms and a family bathroom over two of the floors. A striking entrance hall, with a solid oak kite-winding staircase catering to all floors with versatile ground floor living, including an open plan dining and sunroom space leading out to the rear gardens. A large Living room also has double door access connection to the open plan space. A separate office room/snug/bedroom, sits next to the ground floor WC. A wonderful kitchen space looking over the garden that is large enough to dine multiple guests, with a generous utility and integral access to the garage.



Comfort and space in one delightful family home.

The house is beautifully appointed, with high quality materials used throughout. It has been very well cared for by the current owners, with recently re-fitted and decorated bathrooms as well as the added extension of the second floor in 2010. The accommodation is very flexible – allowing for entertaining, privacy and practical family living with work from home spaces, according to your desired mix.

Area & Surrounding

The village of Scotter sits about half way between Scunthorpe and Gainsborough (7 ½ and 9 ½ miles away respectively) with easy access to motorway and railway networks; there are bus services running to Scunthorpe, Gainsborough and Lincoln and the village is well served by a variety of shops and services. There is a post office in the Co-op, an award winning butcher, hotel, pubs, restaurants, a chip shop, beautician, hairdressers and a barber's shop, as well a doctor's surgery and a pharmacy. There is a village hall, community centre, a volunteer-run library, and an active parish council. There are numerous active local sports clubs and societies.

There's a primary school and the village is within catchment areas for both comprehensive and grammar schools. There is a Methodist Chapel, St Peter Church dates from the 11th century and the village has its own entry in the Domesday Book. Slightly further afield is Scotton Common & Laughton Wood, which is popular with walkers. Nearby is Scotton Common Nature Reserve. The village is set in gently rolling countryside, within easy reach of the beautiful Lincolnshire Wolds.

Entrance Hall – (3.65m x 2.92m)

An entrance that makes a statement – Spacious and light with an open porch area for coats and boots, built in storage cupboard, understairs storage, lightly coloured tiled flooring with internal oak doors leading to all rooms, including the downstairs WC. The oak spiral staircase is the heart of this entrance and it gives an insight into the quality throughout this home.

Downstairs WC – (1.42m x 1.30m)

With tiled flooring leading on from the hallway, ceiling spotlights, part tiles walls, low level flush WC and hand basin.

Kitchen – (6.42m x 3.32m)

Sitting to the rear of the property, is the solid hard wood kitchen, spacious enough for a dining table for multiple guests, fitted wall & base units with work surfaces over, inset sink & drainer unit, free standing range master oven with extractor fan over, plumbing for washing machine, large fitted unit space for a standing double fridge/freezer, tiled flooring, vertical wall radiator, ceiling spotlights, uPVC window to rear aspect with access into the dining room & utility.

Utility – (2.92m x 3.02m)

Providing access to the rear gardens & integral garage. The utility is fully fitted with gloss black wall base units, sink and drainer, space for washing machine, dryer and an extra fridge / freezer space. Tiled flooring, part tiled walls, ceiling spotlights, uPVC to the rear aspect.

Dining room – (4.28m x 3.0m)

The dining room runs open plan into the extended sunroom, giving a lovely light and airy feel.

Spacious enough to accommodate a 6+ seater dining table, with tiled flooring, ceiling spotlights, feature display wall, radiator and uPVC window to rear aspect.

Sunroom – (3.47m x 4.18m)

Large uPVC glass double doors with two further full length windows at each side to the rear, beams this room full of light and provides a beautiful space for relaxing or entertaining out to the rear gardens. Tiled flooring and part tiled walls, ceiling spotlights, radiator and two side uPVC windows. There is also double door access into the living room.

Living room – (7.36m x 3.36m)

Stretching over ¾ of the depth of the house, the living room provides a great family place with the option of two separate spaces. A feature surround with inset gas fire for the cosier snug nights, with double doors leading to the sunroom for entertaining flexibility. Two uPVC windows to the front aspect and two uPVC stained glassed feature windows to the side aspect, with three perfectly placed radiators warming the large room.

Study/Snug/Bedroom – (3.32m x 3.83m)

A separate work from home space, ideally located next to the WC. Two uPVC windows to the front aspect with radiator. Could alternatively be used as a snug/games room or a 7 th /Ground floor bedroom.

First Floor Living – Five bedrooms, Three bathroom

Master bedroom – Ensuite & Dressing room. (3.60m x

Beautifully designed, this space caters to all your tick box requirements. With a built in dressing room and storage space leading to a beautifully upgraded bathroom. Two uPVC windows to the front aspect & two radiators.

Ensuite – (1.83m x 3.33m)

Modern upgrades. Two styles of wall and floor tiles that complement each other perfectly, gloss WC, basin unit with storage, bath with overhead main shower, towel rail with large privacy glass window to rear aspect.

Bedroom two – Ensuite. (3.52m x 3.98m)

With uPVC windows to the front & rear aspect giving the bedroom a light and uplifting feel. Ceiling spotlights, radiator and access to the ensuite.

Ensuite – (2.29 x 2.14m)

Bath with electric shower over, gloss WC & hand basin unit with storage, vinyl flooring, part tiled walls, uPVC window to front aspect, towel rail and large built in storage cupboard.

Bedroom three & four – (3.08m x 3.57m)

Of very similar sizing (Storage cupboard to bed 4) both double bedrooms with uPVC windows & radiators. Perfect for a hobby or playroom.

Family Bathroom (2.14m x 3.01m)

uPVC window to front aspect & radiator – Great sized 5 th bedroom that would serve perfectly as a separate dressing room.

Second Floor – The perfect addition with ensuite &

Bedroom six is the largest bedroom space in the house and was an added addition to this build. Not only does it offer a large bedroom space but its design boasts a sitting/reading space with a Juliet balcony to the south with a clever design of internal glass window features allowing light to flow through this room with ease. uPVC sky window to rear aspect and two uPVC windows to front aspect.

Ensuite Bathroom – (1.98m x 2.44m)

Light wall tiles, uPVC sky window to rear aspect, bath with shower over, gloss WC & hand basin, towel rail tiled flooring and built in boiler cupboard.

Parking & Gardens

A large blocked paved driveway with parking for multiple vehicles to the front of the property leads to the large double garage with two separate access doors – Integral access via utility.

A block paved path leads to the rear of the property with a sheltered entertaining space, perfect for BBQs on summer months and socialising with friends and family.

Large storage sheds with a spacious, easy maintenance laid to lawn garden with a mixture of trees and shrubs to the borders to compliment the garden perfectly through seasons. Access to the rear is via side gates to both aspects.

Garage

Generous double garage with electric up and over doors with additional door to Utility. Garage has been plastered and coved with down-lights in the ceiling. The garage houses the gas fired boiler and consumer unit.

Finer Details

- EPC - TBC
- Council Tax - F
- External taps to front and rear
- External electric points to the rear
- Boiler information - The property has two modern Valiant condensing gas fired boilers controlled by remote programmers and thermostats. The boiler in the garage provides heating / hot water to the ground and first floors, the boiler in the loft provides heating / hot water to the second floor. Both boilers are fitted with external weather compensators to improve energy efficiency
- loft information - Additional storage is available to the eaves on the second floor and to the loft space above Bedroom 6
- The hallway benefits from a night light controlled by an external sensor, a chandelier covering all 3 floors and automatic PIR lighting to the first floor.
- The property benefits from PIR LED lighting and CCTV cameras to the front and rear.
- There are a number of standard and 'smart' home additions to the property with aerial and telephone points in a significant number of rooms and ethernet cabling to the Lounge, Dining Room, Sun Room, Master Bedroom on the first floor and Bedroom 6.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.