



# 10 Waggoners Close

SCOTTER, GAINSBOROUGH, NORTH LINCOLNSHIRE, DN21 3RJ



paul fox  
FINEST



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A privately positioned executive detached family residence, having been individually designed and built to the highest of standards, offering impressive accommodation covering 3 floors providing excellent versatility that would appeal to a number of purchasers, being in an extremely private location with open views to the side. Approaching 3750 square foot of elegant and contemporary accommodation, that offers a welcoming central dining hallway that is perfect for entertaining with double doors into a formal living room, useful front study, quality bespoke fitted dining kitchen with a broad opening to a rear garden room, rear entrance, cloakroom and utility room enjoying a personal door into the double garage. The first floor benefits from a large main galleried landing, a second landing provides a study area with access through to a games room (potential 5<sup>th</sup> bedroom), there are 3 generous double bedrooms with an en-suite shower room and 'jack & jill' bathroom. The master bedroom suite occupies the entirety of the second floor with a walk through dressing area that leads to a large bathroom. The front of the property sits behind feature brick walled boundaries with decorative iron gates leading to a substantial driveway that allows room for a caravan or motorhome if required and to the integral double garage. Access to either side of the property leads to a private enclosed rear garden being principally lawned with raised flower beds and a number of seating areas with the one adjoining the rear of the property having a purpose built outdoor kitchen.



### IMPRESSIVE CENTRAL DINING HALLWAY

Measures approx. 6.1m x 7.36m (20' 0" x 24' 2"). Enjoying a dual aspect with front uPVC double glazed door with adjoining side lights, rear uPVC double glazed French doors allowing access to the garden, feature Indian stone tiled flooring with matching skirting and underfloor heating with wall mounted thermostat and a quality open tread oak staircase with open balustrading provides access to the first floor.

### STUDY

Measures approx. 3.76m x 2.58m (12' 4" x 8' 6"). Enjoying a side uPVC double glazed window, underfloor heating with wall mounted thermostat and inset ceiling spotlights.

### FINE MAIN LIVING ROOM

Measures approx. 4.16m x 6.49m plus projecting square bay window. (13' 8" x 21' 4"). Benefitting from a multi aspect with surrounding uPVC double glazed windows, solid wooden flooring, feature inset multi fuel cast iron stove with decorative stone surround and inset ceiling spotlights.

### GARDEN ROOM

Measures approx. 4.61m x 5.15m (15' 1" x 16' 11"). Having a feature vaulted ceiling and rear broad uPVC double glazed window, side bi-folding patio doors leading to the garden, continuation of Indian stone tiled flooring with underfloor heating, TV point and stylish corner multi fuel glazed fronted stove.





### QUALITY FITTED KITCHEN

Measures approx. 4.93m x 7.57m (16' 2" x 24' 10"). Having twin side uPVC double glazed windows, access through to the dining room and entrance hallway, broad access through to the rear garden room. The kitchen enjoys an extensive range of bespoke fitted oak low level units, drawer units and wall units with brushed aluminum style pull and cup handles and enjoys a complementary granite worktop with matching uprising, incorporated within the breakfasting island a double stainless steel sink unit with block mixer tap with water softener, a range cooker with broad canopied extractor, continuation of Indian stone tiled flooring from the entrance hallway with underfloor heating, a second oak and glazed staircase leads to the first floor.

### REAR ENTRANCE

Measures approx. 1.89m x 1.35m (6' 2" x 4' 5"). Has a rear uPVC double glazed entrance door leading to the garden with matching side window, Indian stone tiled flooring and doors through to the utility room and cloakroom.

### CLOAKROOM

Measures approx. 1.66m x 0.98m (5' 5" x 3' 3"). With side uPVC double glazed window with patterned glazing, a two piece modern suite in white, comprising a low flush WC, wall mounted wash hand basin with tiled splash back and storage cabinet beneath, Indian stone tiled flooring with underfloor heating and matching skirting.

### UTILITY ROOM

Measures approx. 2.66m x 2.52m (8' 9" x 8' 3"). Having a side uPVC double glazed window with internal fitted blinds. The utility has a range of stainless steel effect low level units drawer units and wall units with brushed aluminum style pull handles with a complementary patterned worktop providing an inset stainless steel sink unit, space and plumbing for an automatic washing machine and dryer, large built-in airing cupboard with cylinder tank and personal door through to the garage.

### FIRST FLOOR FEATURE GALLERIED LANDING

Measures approx. 6.18m x 3.29m (20' 3" x 10' 10"). Enjoying a front uPVC picture window, built-in airing cupboard with slatted shelving, continuation of open spell balustrading and with a second staircase providing access to the second floor.



### REAR DOUBLE BEDROOM 2

Measures approx. 3.8m x 4.05m (12' 6" x 13' 3"). Enjoying a rear uPVC double glazed window, large built-in wardrobes with hanging rail and door to;

### L-SHAPED EN-SUITE SHOWER ROOM

Measures approx. 2.24m x 2.27m (7' 4" x 7' 5"). Enjoys a three piece suite in white comprising a low flush WC, wall mounted wash hand basin and a fitted shower cubicle with overhead main shower with glazed screen, tiled flooring, matching tiling to walls, heated chrome towel rail and inset ceiling spotlights.

### FRONT DOUBLE BEDROOM 3

Measures approx. 3.85m x 3.39m (12' 8" x 11' 1"). Enjoying a front uPVC double glazed window, large walk-in wardrobe and doors through to;

### JACK AND JILL BATHROOM

Measures approx. 3.88m x 2.69m (12' 9" x 8' 10"). Having a rear uPVC double glazed window with inset patterned glazing, a quality five piece suite in white comprising a low flush WC, corner fitted panelled bath with moulded seat and tiled splash back, double walk-in shower cubicle with overhead main shower, mermaid boarding to walls and glazed screen and a feature his and hers circular wash hand basin set within a patterned top with tiled splash back and gloss fitted units beneath, slate style tiled flooring, fitted chrome towel rail and inset ceiling spotlights.

### REAR DOUBLE BEDROOM 4

Measures approx. 3.46m x 3.96m (11' 4" x 13' 0"). Having a rear uPVC double glazed window and a large built-in wardrobe with a hanging rail.



### BEDROOM 5 / GAMES ROOM

Measures approx. 4.3m x 5.95m (14' 1" x 19' 6"). Having surrounding uPVC double glazed windows and twin side Velux double glazed roof lights, oak finish to flooring, TV point, inset ceiling spotlights and an arch through to;



### SECOND LANDING / STUDY AREA

Measures approx. 3.75m x 2.56m (12' 4" x 8' 5"). Enjoying a side uPVC double glazed window and staircase leading back to the kitchen.

### SECOND FLOOR LANDING

Measures approx. 2.39m x 2.25m (7' 10" x 7' 5"). With a front double glazed Velux roof light, built-in storage cupboard with fitted shelving and doors through to;

### MASTER BEDROOM 1

Measures approx. 4.35m x 4.45m (14' 3" x 14' 7"). Having a rear uPVC double glazed window with internal blinds, eaves storage, inset modern LED spotlights and open access through to;



### DRESSING ROOM

Measures approx. 2.18m x 4.45m (7' 2" x 14' 7"). With front and rear Velux double glazed roof lights, a range of fitted bedroom furniture being of a walnut style with glazed mirrored fronts and doors through to;

### LUXURY EN-SUITE BATHROOM

Measures approx. 2.54m x 4m (8' 4" x 13' 1"). Having a side uPVC double glazed window with internal fitted blinds and a quality four piece suite in white comprising a close couple low flush WC, wall mounted wash hand basin with storage cabinet beneath, his and hers jacuzzi bath with central chrome mixer tap and a separate double shower cubicle with overhead main shower and glazed screen, slate style tiled flooring, tiled finish to walls with mosaic detailing and twin chrome towel rails.





## OUTBUILDINGS

The property enjoys the benefit of an integral double garage measuring 6m x 6m (19' 8" x 19' 8") having a front uPVC double glazed window with patterned glazing, twin electric up and over doors, benefitting internally from power and lighting and houses the Worcester gas fired central heating boiler, internal PVC personal door leading through to the utility.

## GROUNDS

The property sits on the edge of this stylish individually designed development and behind front brick boundary walls with large remote operated decorative iron gates leading onto a substantial block driveway providing sufficient parking for a number of vehicles and direct access to the double garage, alongside the garage there is an Indian Slate flagged hard standing area that can comfortably accommodate a caravan or motorhome if required. The garden to the front consists of pebbled borders with planted Palm trees and with access down either side of the property leading onto the rear. The rear garden is fully enclosed enjoying excellent privacy, being principally lawned with raised boxed planters and provides a number of decked seating areas with the main entertaining area benefitting from access from the garden room where there is a purpose built outside kitchen and hot tub.

## DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

## CENTRAL HEATING

There is a modern gas fired central heating system with the ground floor being underfloor heating and the first and second floor being traditional radiator systems.



# FLOORPLAN

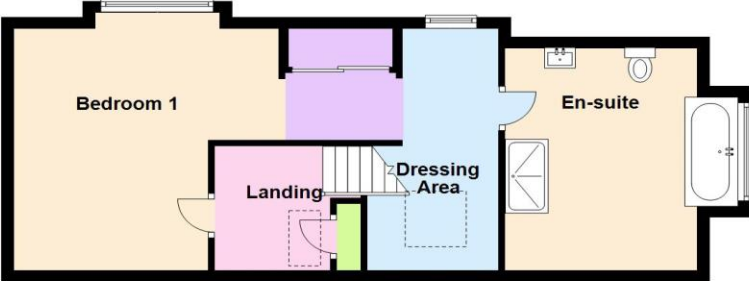
Ground Floor



First Floor

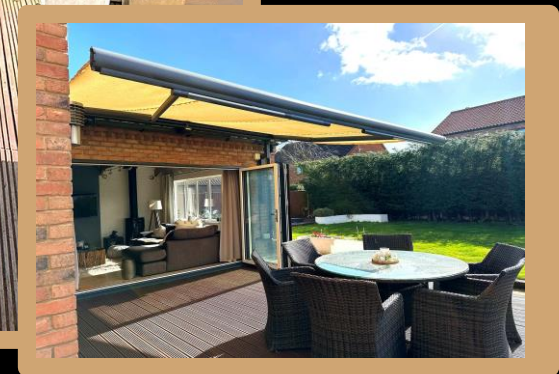


Second Floor









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