



3 THE FALCONERS

GAINSBOROUGH, DN21 4AS

£450,000
FREEHOLD

Welcome to The Falconers, a beautiful and exclusive little cul-de-sac situated in the picturesque village of Redbourne. At the bottom of this quiet road, you'll find this executive four-bedroom home with a double garage — finished to an exceptional standard throughout.



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DESCRIPTION

A bright and welcoming reception hallway greets you, featuring a stunning galleried landing that enhances the sense of light and space. The property offers superb flexibility and has been tastefully improved by the current owners.

From the entrance hall, you're led into a dual-aspect living room with a charming log-burning fireplace — a perfect cosy feature. Beyond this, there's a lovely conservatory with French doors opening onto the rear garden.

A stylish home office provides an ideal workspace on the ground floor, while the spacious, well-equipped kitchen opens seamlessly into the dining area. Here, bi-fold doors connect you effortlessly to the rear garden — perfect for entertaining.

The kitchen boasts integrated appliances, a double oven, and a generous utility room. Completing the ground floor is a convenient downstairs WC.

Upstairs, the galleried landing adds to the open feel of the home. The master bedroom benefits from a modern en-suite shower room, while three further double bedrooms are served by a family bathroom featuring both a bath and a separate shower.

Outside, the rear garden enjoys a delightful, non-overlooked position with views across open countryside. It's mainly laid to lawn with a couple of peaceful seating areas — perfect for relaxation. A double garage and block-paved driveway provide ample off-street parking, completing this truly beautiful property in a highly sought-after location

ENTRANCE

Via a composite door in to a lovely reception hallway, stair to the first floor and radiator

LIVING ROOM

CONSERVATORY

HOME OFFICE

GROUND FLOOR WC

KITCHEN

DINING AREA

UTILITY ROOM

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

EXTERNALLY

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1819.12 sq ft

Tenure – Freehold





Ground Floor



First Floor

The Falconers

Approximate Gross Internal Floor Area : 190.6 sq m / 2051.60 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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		
	78	84
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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