



The Falconers, Redbourne

 4  2  3



£475,000

4 2 3

## Key Features

- PREMIER VILLAGE
- SUPERB FIELDSIDE VIEWS
- CONTEMPORARY KITCHEN
- MULTI-FUEL STOVE
- CONSERVATORY
- DOUBLE GARAGE
- EPC RATING C
- FREEHOLD





## LOCATION, LOCATION, LOCATION.

Guaranteeing a warm welcome this well proportioned executive style home is situated on a private drive in one of the most prestigious North Lincolnshire villages. The contemporary style dining kitchen connects to the enclosed gardens to create a relaxed social and family space for those warm summer evenings whilst the family lounge with its cast iron stove is just made for cosy nights in. The home worker is well catered for by both the study and a generous reading area on the galleried landing and the broad reception area and double garage ensure a warm welcome to family and friends alike.

A haven of a home.

## RECEPTION HALL

A recessed and lit entrance with composite door opens to the welcoming reception hall with return, balustraded stair to the first floor and laminated flooring.

## CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, wainscot panelling and extractor fan.

## LOUNGE 4.04m x 6.64m (13'4" x 21'10")

A distinctive bow fronted family room centred on the tiled fireplace with inset mantel beam and cast iron multi-fuel stove. French doors lead to

## CONSERVATORY 4.92m x 3.71m (16'1" x 12'2")

Linking home to garden and constructed of hardwood framed double glazed panels over brick plinths with a hip and pitched roof enjoys views across the rear gardens to open farmland beyond.

## KITCHEN 4.82m x 3.43m (15'10" x 11'4")

Refurbished by the current Vendors with an extensive range of contemporary grey fronted units with wood grain style tops the stylish kitchen is the undoubted heart of the home and includes a resin sink with dishwasher and cupboards under, larder store, 5 further base units, 5 burner gas range with electric ovens and large extractor over, larder store, radiator and windows to two aspects. The free standing island unit divides the kitchen area from the breakfast area.

## BREAKFAST AREA 3.63m x 3.16m (11'11" x 10'5")

Ideal for informal socialising with its bi-fold doors opening to the rear gardens.

## STUDY 2.88m x 2.35m (9'5" x 7'8")

A modern day essential with both window to the front aspect and porthole window to the side.

## UTILITY 3.74m x 1.77m (12'4" x 5'10")

A practical space with additional sink unit with cupboards under, space and plumbing for an automatic washing machine, floor standing gas fired central heating boiler, radiator and rear access door.

## GALLERY LANDING

A generous, centrally placed landing with useful study or reading space, deep linen cupboard and radiator.

## BEDROOM 1 3.91m x 3.51m (12'10" x 11'6")

A generous rear facing double room with radiator.

## EN SUITE 2.33m x 2.05m (7'7" x 6'8")

A striking modern shower room appointed with a suite to include a walk-in glazed shower enclosure with both rainwater head and hand held attachment, vanity wash hand basin, close coupled wc, vertical radiator and tiled effect panelling to full height.

## BEDROOM 2 3.59m x 3.36m (11'10" x 11'0")

A dual aspect double room overlooking both the garden and open farmland and including a built in double wardrobe and radiator.







### BEDROOM 3 4.33m x 3.6m (14'2" x 11'10")

(MAXIMUM MEASUREMENTS.) A distinctive L shaped, dual aspect room ideal for a teenager with built in double wardrobe and radiator.

### BEDROOM 4 4.03m x 2.62m (13'2" x 8'7")

The final forward facing double room with radiator and 2 double wardrobes.

### BATHROOM 2.07m x 2.36m (6'10" x 7'8")

Appointed with a traditional suite in white to include a close coupled wc, pedestal wash hand basin, double ended bath with side filler taps, glazed and tiled shower enclosure with mains fed shower, chrome radiator and extractor fan.

### OUTSIDE

The property is situated at the head of a private block paved road which serves just 2 properties. The home is fronted by a neat open plan lawn and a reception area opens to the brick built DOUBLE GARAGE (8.08m x 5.62m) with twin up and over doors, electric light and power, 2 windows and door to the side garden. Immediately to the rear of the home there is a broad, curving block paved terrace with raised brick planters which leads to a neat lawn with mature shrub and herbaceous borders which include a specimen Magnolia. The home is completed to the side by a vegetable and fruit garden and a flagged amenity area allows pedestrian access to the garage.

### TENURE

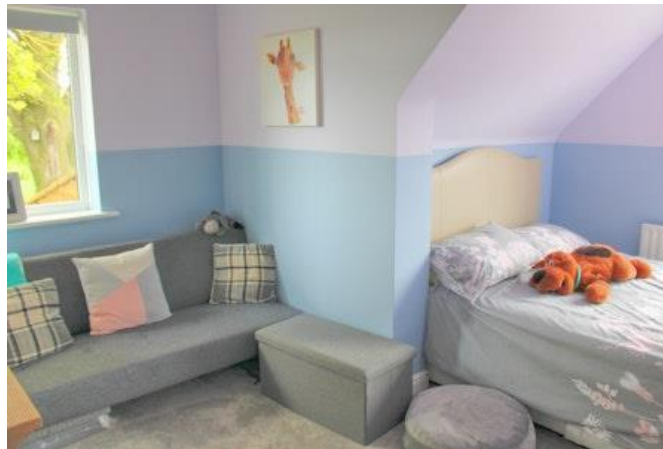
We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND F. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.





## ANTI MONEY LAUNDERING AND REFERRALS

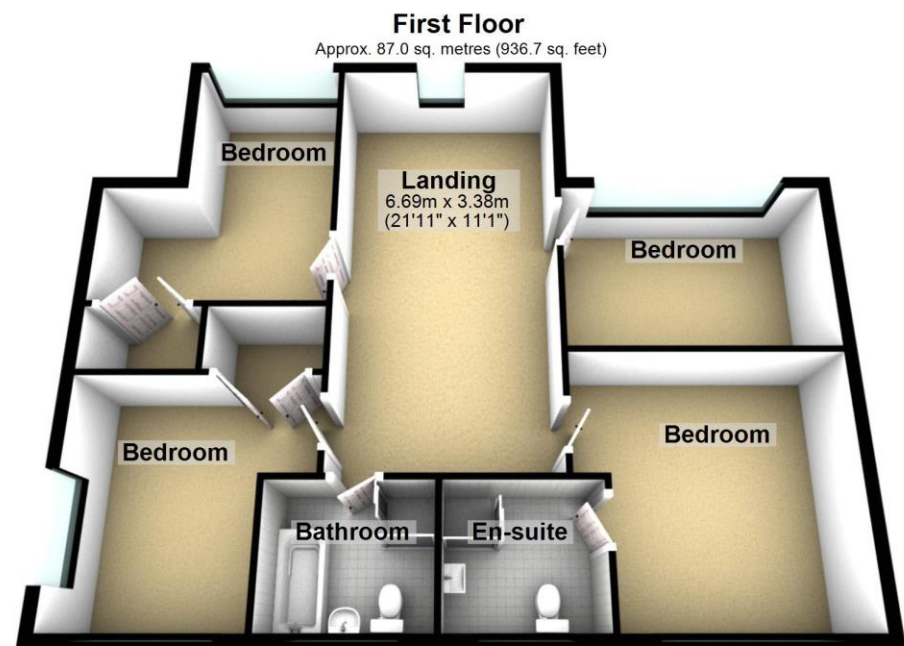
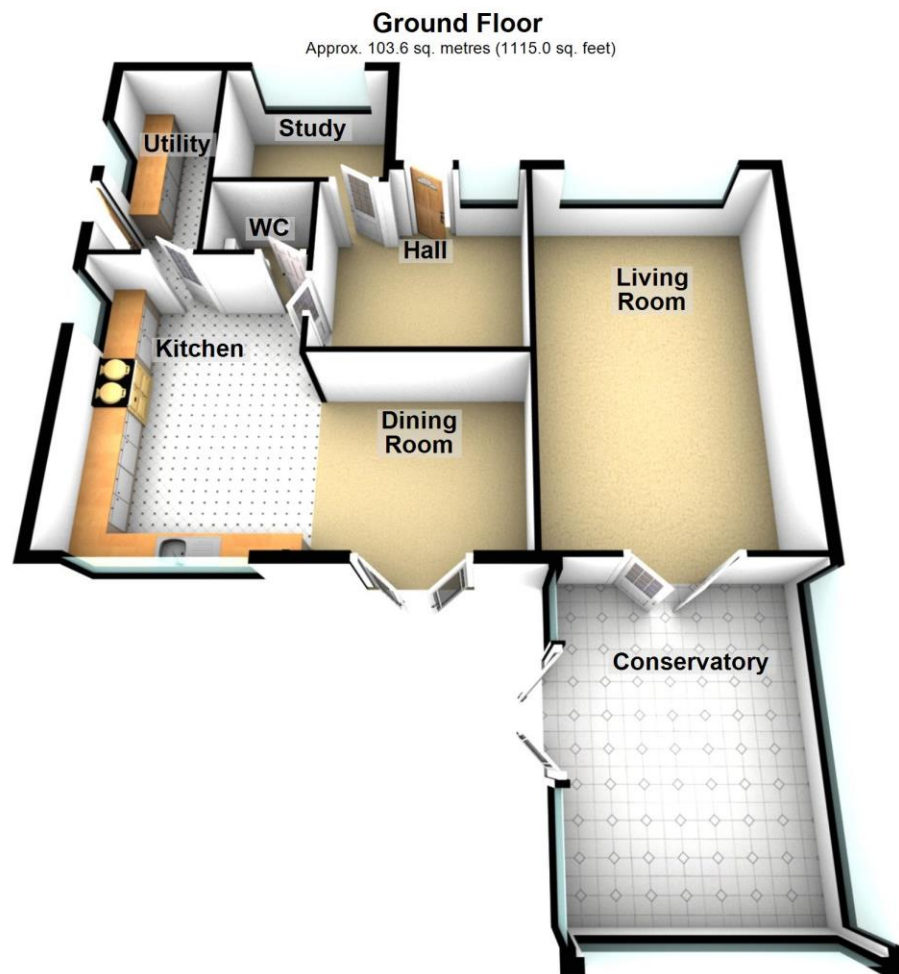
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.











Total area: approx. 190.6 sq. metres (2051.7 sq. feet)



