



FAIRVILLE SCHOOL LANE

GAINSBOROUGH, DN21 4TS

£400,000
FREEHOLD

Nestled on a quiet lane in the highly desirable village of Snitterby, Fairville is a beautifully renovated 1930's three-bedroom detached home that effortlessly blends character with contemporary family living.



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DESCRIPTION

Having undergone an extensive programme of renovation, this is a property where every detail has been thoughtfully considered, allowing its next owners to simply unpack and enjoy.

Step inside to discover a welcoming front living room, centred around a charming open fireplace, creating the perfect space to relax on cosy evenings. To the rear of the home, the property opens into an impressive open-plan kitchen, dining and family room, designed as the true heart of the home. Benefitting from underfloor heating throughout, this stunning space is flooded with natural light and features French doors opening onto a generous patio, ideal for entertaining or enjoying the peaceful garden setting.

The stylish kitchen has been newly fitted and is complemented by a practical utility room and a convenient downstairs WC, making everyday family life both functional and effortless.

Upstairs, the principal bedroom is a real highlight, featuring a Juliet balcony overlooking the rear garden, a contemporary en-suite shower room and its own dressing area. Two further generous double bedrooms are served by a beautifully appointed family bathroom, all finished to the same exceptional standard.

Throughout the property, the current owners have invested significantly, including a complete rewire, a brand-new central heating system, new kitchen, luxurious bathrooms, replastering, quality flooring throughout and underfloor heating to the kitchen/family room.

Set within the peaceful village of Snitterby, Fairville offers the perfect balance of countryside tranquillity whilst remaining within easy reach of nearby towns and

amenities. A truly turnkey family home finished to an exceptional standard, early viewing is highly recommended.

Key Features

- Beautifully renovated detached family home
- Quiet village location
- Three double bedrooms
- Principal suite with Juliet balcony, dressing area and en-suite
- Stunning open-plan kitchen, dining and family room
- Underfloor heating to the kitchen/day room
- Attractive front living room with open fireplace
- Utility room and downstairs WC
- New electrics and central heating system
- New kitchen, bathrooms, plastering and flooring throughout
- Large rear patio ideal for entertaining
- Ready to move straight into

ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor and a radiator.

LIVING ROOM

With a uPVC double glazed bay window to front aspect, uPVC double glazed window to side aspect, radiator and an open fireplace.

UTILITY / WC

With a uPVC double glazed window to side aspect, WC, vanity housed hand wash basin with storage, space for a washing machine and dryer, housing boiler and a radiator.

FAMILY ROOM

With under floor heating, radiator, feature gas stove on tiled hearth leading into:-

KITCHEN

With a composite door to side aspect, uPVC double

glazed windows to side aspect, uPVC double glazed French doors to rear aspect, range of shaker style wall and base units with quartz worktops, double Belfast ceramic sink, integrated dishwasher, integrated fridge freezer, Rangemaster electric fan assisted oven with gas hob and extractor fan, central island with wine cooler, storage and breakfast bar.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect.

MASTER DRESSING AREA

With a uPVC double glazed window to side aspect.

MASTER BEDROOM

With a uPVC double glazed French doors onto a Juliet balcony and a radiator.

MASTER EN-SUITE

With a double walk in shower, WC, vanity housed hand wash basin with storage and a towel heater.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front and side aspect and a radiator.

FAMILY BATHROOM

With a uPVC double glazed window to front aspect, bath with overhead shower, WC, vanity housed hand wash basin with storage and a towel heater.

EXTERNALLY

The front of the property is laid to lawn with a pebbled driveway providing off street parking for three vehicles. The rear garden is fully enclosed with timber fencing, laid to lawn, timber shed, mature fruit trees with a patio.

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ADDITIONAL INFORMATION

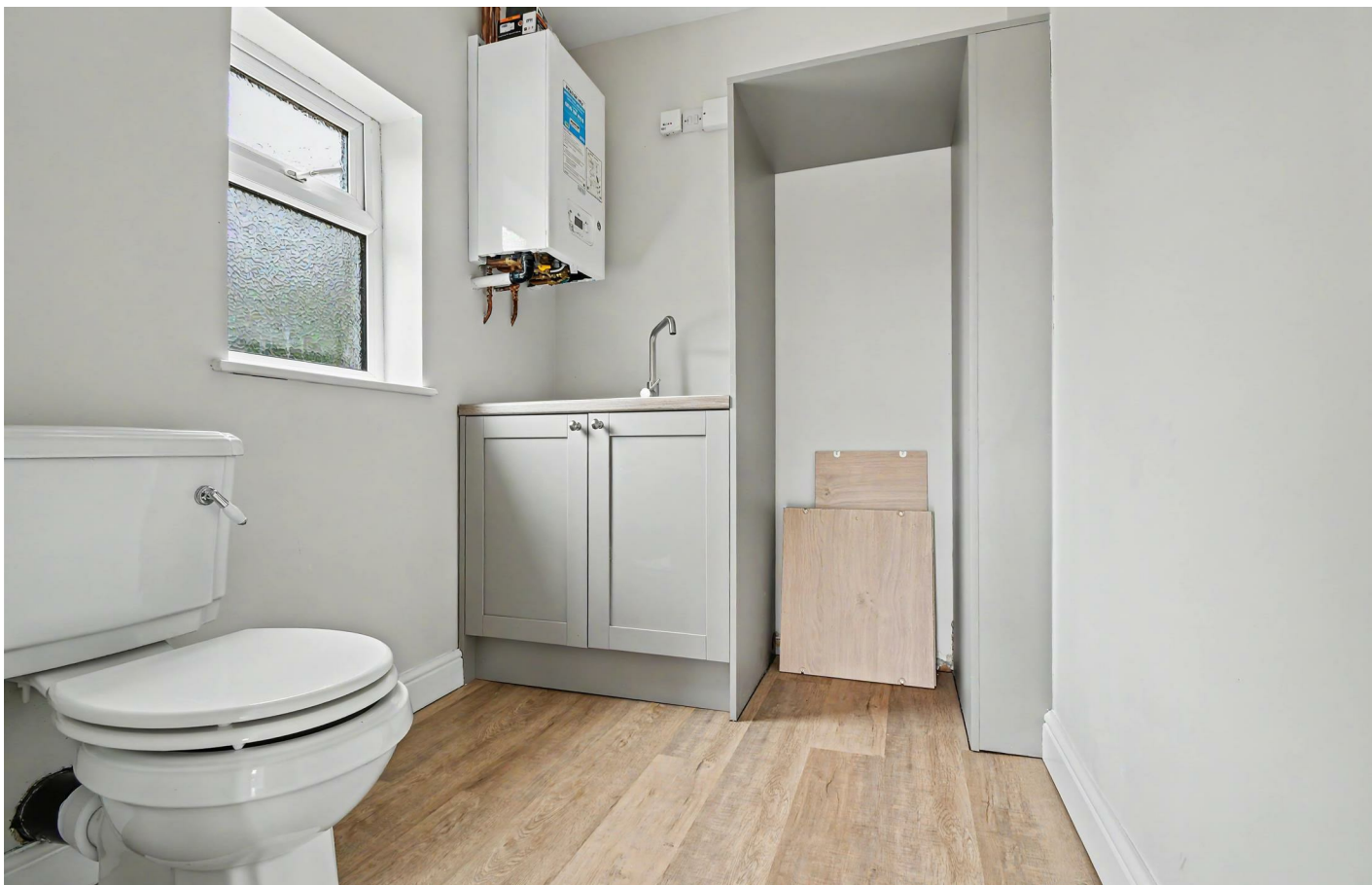
Local Authority –

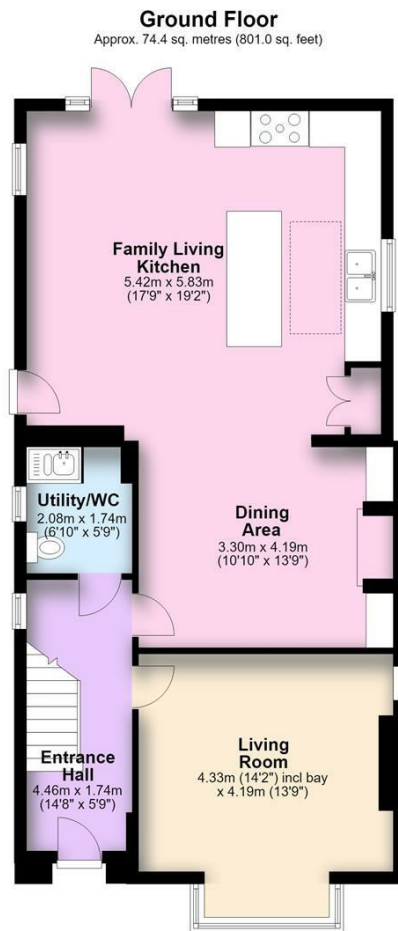
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1098.00 sq ft

Tenure – Freehold





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	

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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