





9 THE FALCONERS

GAINSBOROUGH, DN21 4AS

£500,000

FREEHOLD

Occupying a desirable position within The Falconers, an attractive small development tucked away in the sought-after village of Redbourne, this substantial four double bedroom executive home offers generous and versatile accommodation, beautiful open field views and a wonderful setting for family life.

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DESCRIPTION

Set along a quiet cul-de-sac, the property makes an excellent first impression with a generous block-paved driveway providing ample off-road parking and access to the attached double garage.

Stepping inside, a spacious and welcoming entrance hallway immediately gives a sense of the scale of the home, with a striking gallery landing above. The ground floor provides an excellent balance of everyday family living and more formal entertaining space.

A generous dual-aspect living room enjoys plenty of natural light and provides ample space for both relaxing and dining. At the heart of the home is the well-appointed kitchen breakfast room, featuring a central island, extensive storage and plenty of space for informal family dining. This is complemented by a separate utility room and ground floor WC.

For those who enjoy entertaining, there is also a separate formal dining room which flows through to the conservatory. Overlooking the rear garden and the open countryside beyond, this provides a lovely additional reception space from which to enjoy the changing seasons and peaceful surroundings.

To the first floor, the impressive principal bedroom is particularly generous, benefiting from built-in storage and its own sophisticated en suite bathroom, beautifully appointed with both a freestanding bath and separate walk-in shower.

Bedroom two is another excellent double bedroom with the added benefit of its own en suite, while bedrooms three and four are both generous doubles, making the accommodation ideal for a growing family or those requiring home-working space.

The remaining bedrooms are served by a stylish family bathroom, again finished to an excellent standard with a contemporary freestanding oval bath and separate walk-in shower.

Outside, the rear garden has been thoughtfully maintained to provide an attractive and enjoyable family space with a good degree of privacy. Open fields beyond the rear boundary create a particularly pleasant outlook and enhance the feeling of space surrounding the property.

Redbourne is a charming village with a strong sense of community, making it an excellent choice for families looking for a quieter village lifestyle while remaining conveniently placed for nearby towns including Kirton in Lindsey and Brigg. The local village pub is within walking distance, while the surrounding countryside provides a wonderful backdrop for rural living.

A substantial and beautifully positioned family home offering space, privacy and countryside views, with plenty of opportunity for its next owners to move in and make it their own.

Early viewing is highly recommended to fully appreciate the size, setting and quality of accommodation on offer.

ENTRANCE HALLWAY

DOWNSTAIRS WC

LIVING ROOM

KITCHEN

UTILITY

DINING ROOM

CONSERVATORY

FIRST FLOOR GALLERY LANDING

MASTER BEDROOM

MASTER EN-SUITE

BEDROOM TWO

BEDROOM TWO EN-SUITE

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

EXTERNALLY

The front of the property is laid to lawn with mature shrubs and a block paved driveway providing off street parking for several vehicles that leads to the garage. The rear garden is non over looked, wraps round the home is laid to lawn, with a timber gazebo and dog kennels.

GARAGE

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SMEG
Hotpoint
Hotpoint
FOOD







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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 3025.00 sq ft

Tenure – Freehold

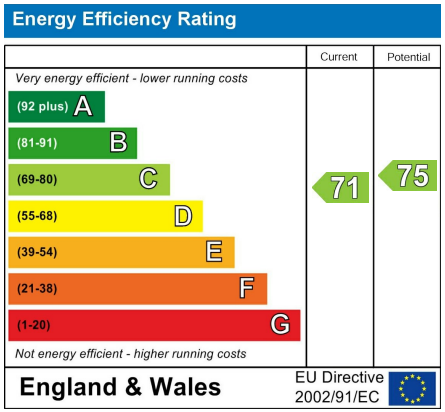






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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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