



## Oberon House, School Lane, Snitterby, Gainsborough, DN21 4TS



Book a Viewing!

**£420,000**

A beautifully presented and spacious four bedroom detached family home, situated within the charming village of Snitterby. Finished to an excellent standard throughout, the property benefits from bespoke timber-framed windows, a stunning handcrafted kitchen, a contemporary principal suite with upgraded en-suite and generous living accommodation perfectly suited to modern family life. The seamless connection between the indoor and outdoor spaces, attractive gardens and ample parking combine to create a superb family home that is ready to move straight into and enjoy. The accommodation comprises of an Entrance Hall, Lounge, Open-plan Kitchen Diner, Utility Room, Downstairs WC and a First Floor Landing, four double Bedrooms with En-suite to the principal Bedroom and a Family Bathroom. Outside there is an Integral Garage and beautifully maintained gardens that wrap round the front, side and back of the property.





#### LOCATION

Snitterby is a charming Lincolnshire village situated between Lincoln and Brigg, offering a peaceful rural setting surrounded by open countryside. The village enjoys a strong community feel whilst providing convenient access to nearby towns, local amenities and schooling. Excellent road links via the A15 and M180 make it an attractive location for commuters, whilst the surrounding countryside offers plenty of opportunities for walking and outdoor recreation.

#### ACCOMMODATION

##### ENTRANCE HALL

A welcoming entrance hall with radiator, access to the principal ground floor accommodation and stairs rising to the first floor.

##### LOUNGE

17' 11" x 13' (5.46m x 3.96m) A spacious and inviting reception room featuring an attractive bay window to the front aspect and a working open fireplace with timber mantel creating a wonderful focal point. The room flows directly through to the open-plan kitchen diner, providing an ideal layout for modern family living.



#### KITCHEN/DINER

23' 7" x 15' 9 max" (7.19m x 4.8m) Undoubtedly the heart of the home, this impressive open-plan space has been fitted with a bespoke handcrafted Murdoch & Troon kitchen, offering a range of quality wall and base units, tiled flooring and a breakfast bar seating area, integrated dishwasher, space for a fridge freezer, radiator, ample room for a family dining table and double French doors open directly onto the rear patio, creating a seamless connection between indoor and outdoor living.

#### UTILITY ROOM

12' 7" x 10' 11 max" (3.84m x 3.33m) A practical utility space fitted with additional base units and storage, composite sink with mixer tap, tiled splashbacks and tiled flooring, radiator, access to the rear garden and internal access to the garage.



#### WC

Fitted with a WC and wash hand basin with vanity storage beneath, tiled flooring and a frosted window to the side aspect.

#### FIRST FLOOR LANDING

A spacious landing providing access to all four double bedrooms and the family bathroom, with useful built-in storage cupboards and radiator.

#### BEDROOM 1

13' 2" x 13' (4.01m x 3.96m) A generous principal bedroom positioned to the front of the property, with radiator and access to the recently upgraded contemporary en-suite.



#### EN-SUITE

A stylish modern suite benefiting from underfloor heating and comprising of a walk-in shower with tiled splashbacks, WC, wash hand basin with storage, tiled flooring, spotlights, radiator and frosted window.

#### BEDROOM 2

14' 8" x 12' 7" (4.47m x 3.84m) A further spacious double bedroom positioned to the front of the property, benefiting from built-in wardrobe storage and fitted dressing table.



#### BEDROOM 3

12' 7" x 12' (3.84m x 3.66m) A rear facing double bedroom enjoying pleasant views over the garden, with radiator.

#### BEDROOM 4

13' 2" x 10' 5" (4.01m x 3.18m) A fourth double bedroom overlooking the rear garden, offering flexibility as a guest room, nursery or home office.



#### BATHROOM

Fitted with a four-piece suite comprising of a panelled bath with shower attachment, separate shower cubicle with electric shower, WC and wash hand basin, finished with tiled splashbacks, flooring, radiator, extractor fan and frosted window to the rear aspect.

#### OUTSIDE

The property occupies an attractive plot with beautifully maintained gardens. To the rear there is a generous lawned garden is complemented by a substantial patio seating area, creating the perfect space for outdoor dining and entertaining, raised beds, mature planting, garden shed, outside tap and external power sockets further enhance the space, while the French doors from the kitchen diner provide a wonderful connection to the garden. Access is available to both sides of the property. To the front, the property enjoys excellent kerb appeal with a wrap-around garden, well-stocked borders and a block paved driveway providing ample off-road parking and direct access to the garage.



#### GARAGE

17' 5" x 12' 7" (5.31m x 3.84m) Integral garage fitted with an electric roller shutter door, lighting and power, whilst also housing the wall mounted gas central heating boiler.



#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – D.

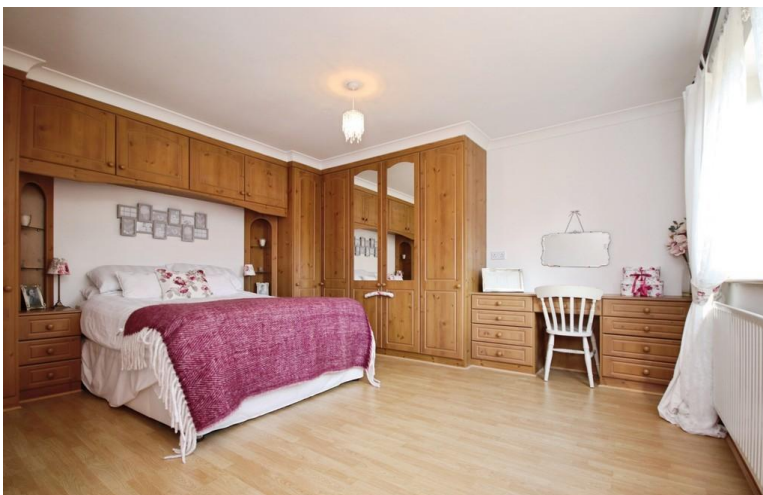
**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

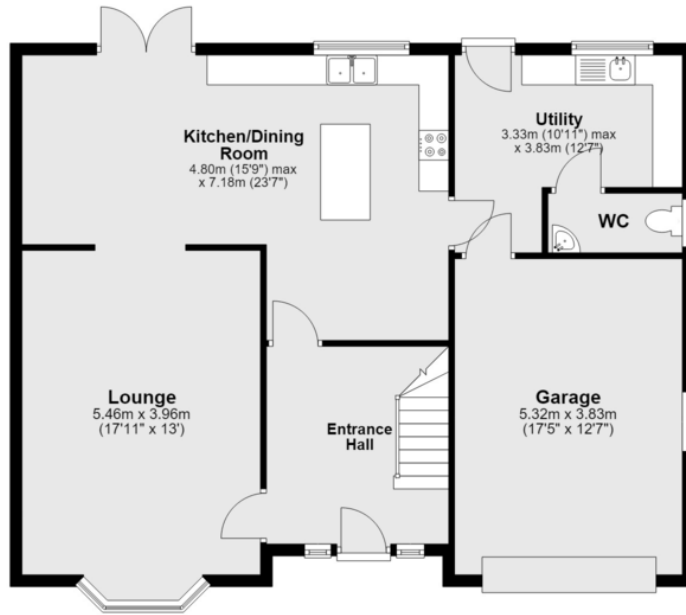
**VIEWINGS** - By prior appointment through Mundys.





## Ground Floor

Approx. 95.5 sq. metres (1027.5 sq. feet)



## First Floor

Approx. 93.6 sq. metres (1007.8 sq. feet)



Total area: approx. 189.1 sq. metres (2035.4 sq. feet)

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure that these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partner share not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

