



Lyndale Spridlington Road
Faldingworth

MOUNT & MINSTER



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Faldingworth

This beautifully presented family home is located in the popular village of Faldingworth and benefits from three reception rooms, study, four bedrooms, ensuite and family bathroom.

- Detached Family Home
- Open Plan Kitchen, Dining, Family Room
 - Lounge; Study; WC
 - Four Bedrooms
- Ensuite to Master; Bathroom
- Double Garage and ample off road parking
 - Private Rear Garden with field views
- Located Between Lincoln & Market Rasen



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INTRODUCTION

Lyndale is a beautifully presented, four bedroom detached family home located in the popular village of Faldingworth which benefits from quantum fibre WIFI. Faldingworth is a delightful semi-rural village surrounded by farmland with amenities including a village hall, community primary school, church and playground. It is situated on the A46 which provides fast access to Market Rasen to the north and the cathedral city of Lincoln to the south. The property is well positioned on the edge of the village and offers spacious accommodation throughout, and briefly comprises; Entrance Hall, Living room, modern Kitchen opening into a delightful Family room with access directly out into the garden, Dining Room, Study, WC and Utility Room conclude the ground floor. To the first floor there are Four Bedrooms, Ensuite to the Master and Four Piece Family Bathroom. To the front a driveway leads to a double garage and garden. To the rear the garden is primarily laid to lawn with carefully considered patio and seating areas for outside entertaining and relaxation, with mature trees and shrubs offering field views.

LOCATION

Faldingworth is a popular village which benefits from the Faldingworth Primary School and pre-school. It is ideally situated for Welton just five miles to the south which has an excellent range of facilities including the sought after and highly rated William Farr Secondary School, Medical practice, shops and pub. Lincoln, just eleven miles north, offers a range of shops, restaurants, university and the Cathedral quarter. For commuting further afield the M180 is twenty miles north and Newark North Gate is 27 miles away with its direct link into London Kings Cross taking just 1 hour and 15 minutes.

ACCOMMODATION

Entrance Hall

Solid oak floor, wooden glazed door and window, ceiling light, radiator, under stairs storage cupboard and stairs to the first floor.

Living Room

15'1" x 13'5" (4.6m x 4.1m)

Carpet, uPVC double glazed French doors and window, LPG gas wood burner, ceiling light and radiator.

Dining Room

12'5" x 10'5" (3.79m x 3.2m)

Carpet, uPVC double glazed window, ceiling light and radiator.

Kitchen

13'5" x 12'5" (4.1m x 3.79m)

Solid oak floor, fitted wall and base units, under glass worktop, one and a half bowl sink and drainer, integrated electric oven, fridge, dishwasher, microwave and induction hob, extractor fan, wine rack, recessed spotlights and radiator.

Family Room

15'1" x 13'7" (4.6m x 4.16m)

Solid oak floor, uPVC double glazed French doors and window, recessed spotlights and radiator.

Utility Room

9'4" x 8'5" (2.85m x 2.57m)

Solid oak floor, oil fired central heating boiler, fitted wall and base units, sink and drainer, space for fridge freezer, space and plumbing for a washing machine and dryer, uPVC double glazed window, ceiling light and radiator.

WC

Carpet, low level WC, vanity wash hand basin, radiator, uPVC double glazed window, mirror and recessed spotlight.

Study

9'10" x 7'3" (3m x 2.21m)

Carpet, uPVC double glazed window, recessed spotlights and radiator. The study offers potential access into the garage for conversion to additional accommodation, subject to relevant permissions.

First Floor Landing

Carpet, uPVC double glazed windows, radiator, ceiling lights, airing cupboard and loft access.

Bedroom One

12'9" x 12'4" (3.9m x 3.78m)

Carpet, uPVC double glazed windows, radiator and ceiling light.





Ensuite

Vinyl floor, low level WC, pedestal wash hand basin, shower cubicle with mains power shower, heated towel rail, uPVC double glazed window, recessed spotlights, extractor and tiled splashback.

Bedroom Two

15'0" x 11'3" (4.59m x 3.44m)

Carpet, uPVC double glazed window, ceiling light and radiator.

Bedroom Three

15'0" x 8'10" (4.59m x 2.7m)

Carpet, ceiling light, uPVC double glazed window, radiator and storage cupboard.

Bedroom Four

11'5" x 6'10" (3.5m x 2.1m)

Carpet, ceiling light, uPVC double glazed window and radiator.

Bathroom

Travertine stone tiled flooring, low level WC, vanity wash hand basin, free standing bath, shower cubicle with mains power shower, radiator, mirror, uPVC double glazed window, tiled walls, recessed spotlights and extractor.

OUTSIDE

Front - tarmac driveway leading to a double garage with power and up and over door, front lawn with planted borders, and security light.

Rear - patios, laid to lawn with planted borders with a mixture of shrubs and bushes, garden shed, security lights outside tap and electric sockets.

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: E

COUNCIL TAX BAND

Council tax band: E

VIEWINGS

By prior arrangement with the Agents (01522 716204)

PARTICULARS

Drafted following clients' instructions of August 2025.

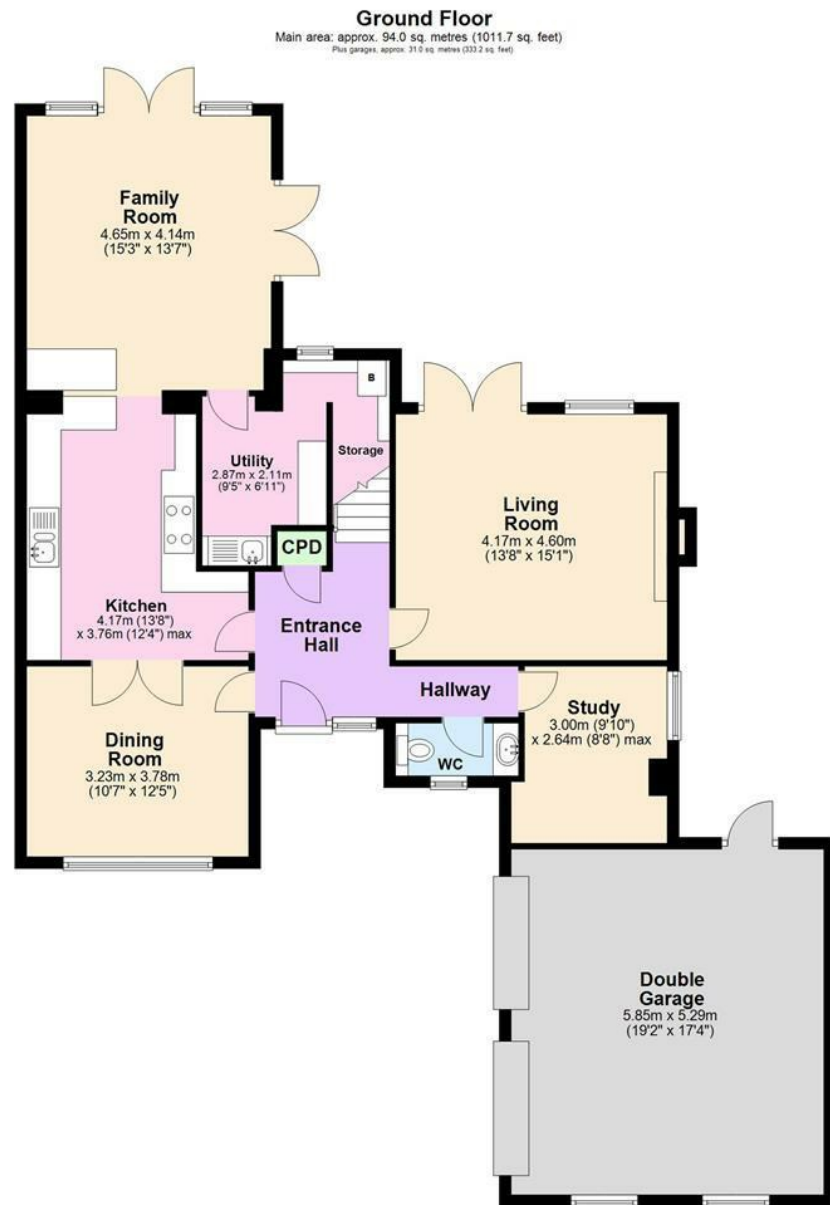
ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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Main area: Approx. 165.0 sq. metres (1776.1 sq. feet)

Plus garages: approx. 31.0 sq. metres (333.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Lyndale, Faldingworth

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