



**2 Bradman Close, Faldingworth,
Market Rasen, LN8 3FH**

£395,000

This large executive detached family home is well-situated in a quiet cul de sac location and has flexible living accommodation. Located just a short drive from the Market Town of Market Rasen and also offers convenient access into Lincoln City Centre. The property is within a short walk of the local playing fields and falls within the catchment area of excellent schooling. The well-designed layout comprises of a spacious Entrance Hall leading to a Galleried Landing and a dual aspect Lounge, a Garden Room overlooking the rear garden, a separate Dining Room/Family Room, Study, Cloakroom and generously proportioned Dining Kitchen with an adjoining Utility Room. The First Floor features a Master Bedroom with a separate Dressing Room and En-suite, a second Bedroom with an En-suite Shower Room, three additional Bedrooms and a Family Bathroom. Externally, the property occupies a generous sized plot with a lawned garden and a patio area to the rear leading to a side pebbled space with high level double gates (ideal for a caravan or further parking). The property also boasts a Detached Double Garage with a driveway to the front. Viewing of the property is highly recommended.



2 Bradman Close, Faldingworth, Market Rasen, LN8 3FH



SERVICES

Mains electricity, water and drainage.
Oil fired central heating.

EPC RATING – D

COUNCIL TAX BAND – E

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is situated in the sought after rural village of Faldingworth which has a village primary school and pre-school. Faldingworth lies on the A46 road between Market Rasen and Lincoln. Market Rasen is a small Market Town offering a range of shopping and schooling facilities to include primary school, De-Aston comprehensive school, railway link to mainline stations, golf club and Lincolnshire's only racecourse. The Historic City of Lincoln, the port of Grimsby, the Humber Bank, Humberside International Airport, Doncaster Airport and the A1 road link and M180 motorway link are within commuting distance.



DIRECTIONS

Approaching the village of Faldingworth from Market Rasen on the A46 turn left onto Jubilee Avenue, left onto Bradman Close and the property can be located on the right hand side.

ACCOMMODATION

ENTRANCE HALL

18' 10" x 9' 3" (5.74m x 2.82m), with UPVC double glazed door to the front elevation, radiator, laminate flooring and stairs to the first floor.

LOUNGE

20' 4" x 12' 8" (6.2m x 3.86m), with UPVC double glazed window to the front elevation, laminate flooring, fire surround and hearth with electric fire inset and two radiators.

GARDEN ROOM

12' 8" x 12' 6" (3.86m x 3.81m), with UPVC double glazed windows and double doors to the rear garden, laminate flooring, radiator, power points and insulated roof.

FAMILY ROOM/DINING ROOM

13' 0" x 10' 8" (3.96m x 3.25m), with UPVC double glazed window to the rear elevation, laminate flooring and radiator.



STUDY

8' 5" x 8' 2" (2.57m x 2.49m), with UPVC double glazed window to the front elevation, laminate flooring and radiator.

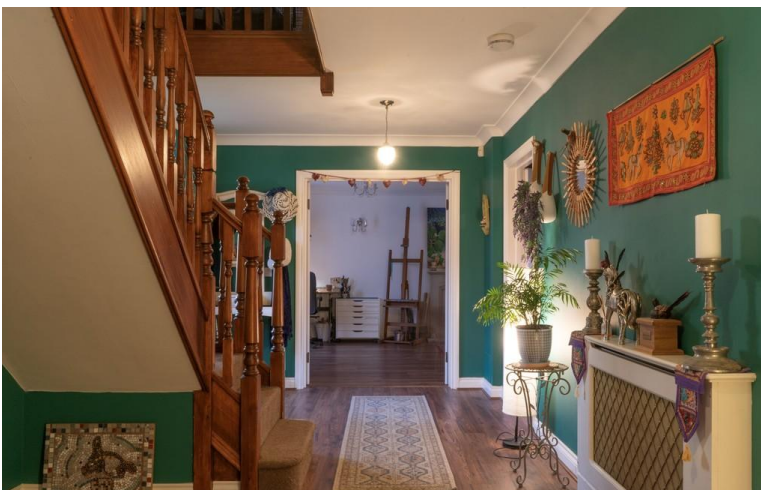
WC

5' 5" x 3' 2" (1.65m x 0.97m), with tiled flooring, partly tiled walls, low level WC, wash hand basin, radiator and extractor fan.



KITCHEN/DINER

29' 0" x 11' 10" (8.84m x 3.61m), with UPVC double glazed windows to the front, side and rear elevations, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven, ceramic hob, extractor fan, plumbing and space for dishwasher, space for fridge freezer and two radiators.



UTILITY ROOM

7' 3" x 5' 5" (2.21m x 1.65m), with UPVC double glazed door to the rear elevation, laminate flooring, wall units, work surface, plumbing and space for washing machine, extractor fan and radiator.



FIRST FLOOR LANDING

19' 5" x 10' 1" (5.92m x 3.07m), with UPVC double glazed window to the front elevation, banister rail, radiator and access to the roof void.

BEDROOM 1

13' 4" x 11' 8" (4.06m x 3.56m), with UPVC double glazed window to the rear elevation and radiator.

DRESSING ROOM

7' 11" x 5' 9" (2.41m x 1.75m), with UPVC double glazed window to the rear evaluation and radiator.

EN-SUITE

7' 11" x 5' 10" (2.41m x 1.78m), with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, partly tiled walls, radiator and extractor fan.



BEDROOM 2

13' 0" x 12' 8" (3.96m x 3.86m), with UPVC double glazed window to the front elevation and radiator.

EN-SUITE

8' 0" x 7' 4" (2.44m x 2.24m), with UPVC double glazed window to the front elevation, vinyl flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, radiator and extractor fan.



BEDROOM 3

11' 4" x 10' 10" (3.45m x 3.3m), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 4

12' 2" x 8' 9" (3.71m x 2.67m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM 5

11' 10" x 7' 10" (3.61m x 2.39m), with UPVC double glazed window to the side elevation and radiator.

BATHROOM

7' 11" x 7' 2" (2.41m x 2.18m), with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with shower attachment, partly tiled walls, radiator and extractor fan.



OUTSIDE

To the front of the property there is a driveway providing off road parking and giving access to the Detached Double Garage. A second driveway provides further off road parking and double gates lead to a further gravelled area, providing further parking if required or space for a caravan. To the rear of the property the garden is mainly laid to lawn with a patio area, mature shrubs and an outside tap.



DETACHED DOUBLE GARAGE

With two up and over doors to the front aspect, power and lighting.

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 mumdys.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

Silk & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 these details are accurate, however they are for themselves 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 herein as not verified.

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





Total area: approx. 216.8 sq. metres (2333.1 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.