



**Westholme, Spridlington Road, Faldingworth,
Market Rasen, LN8 3SQ**



Book a Viewing!

£450,000

An extended and fully renovated detached family home, offering approximately 210m² of versatile living space. Finished to a high standard by the current owners, the property is situated in a non-estate location with good access to both Market Rasen and Lincoln, while also being within walking distance of the village primary school. The ground floor features a welcoming entrance hall leading to a spacious dual-aspect lounge. At the heart of the home is a large open plan L-shaped living kitchen diner, fitted with a high-specification kitchen and bi-fold doors opening onto the rear garden. There is also a utility room, WC and a separate snug, which could also be used as a fifth bedroom. The main bedroom suite is also located on the ground floor and includes a generous bedroom, dressing room and en-suite. Upstairs, the landing leads to three further well-proportioned bedrooms and a family bathroom. Externally, the frontage provides ample off-road parking, with additional parking extending to the side and rear, leading to the garage and workshop. Attached to the garage is a separate entrance to a fully fitted studio, offering further flexibility. To the side of the property, there is also a fully equipped office, ideal for home working. The property is offered with no onward chain and viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

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 public house. 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.



ACCOMMODATION

HALLWAY

With composite external door and double glazed windows to either side, tiled flooring with underfloor heating and stairs to the first floor with oak banister.

OPEN PLAN LIVING & KITCHEN

25' 2" x 20' 4" (7.67m x 6.2m) With two aluminium double glazed windows, aluminium double glazed Bi-folding doors to the rear garden, tiled flooring with underfloor heating, fitted with a range of wall, base units and drawers with slimline work surfaces over and matching upstand, integral oven, four ring induction hob with extractor fan over, composite 1½ bowl sink unit and drainer with mixer tap, integral double oven, integrated drinks cooler, space for fridge freezer, oak breakfast bar and spotlights.

LOUNGE

15' 8" x 11' 9" (4.78m x 3.58m) With two aluminium double glazed bow windows and underfloor heating.

SNUG / BEDROOM 5

11' 7" x 8' 8" (3.53m x 2.64m) With aluminium double glazed window and underfloor heating.

WC

With low level WC, wash hand basin, tiled flooring with underfloor heating and extractor fan.

UTILITY ROOM

8' 1" x 4' 11" (2.46m x 1.5m) Fitted with a range of wall and base units with oak work surfaces over, double Belfast sink, plumbing and space for washing machine, spotlighting and tiled flooring with underfloor heating.

BEDROOM 1

15' 1" x 13' 11" (4.6m x 4.24m) With aluminium double glazed Bi-folding doors into the rear garden, aluminium double glazed window, tiled flooring with underfloor heating and opening into a dressing room.

DRESSING ROOM

10' 9" x 9' 5" (3.28m x 2.87m) With aluminium double glazed window, fitted with a range of wardrobes and drawers and underfloor heating.

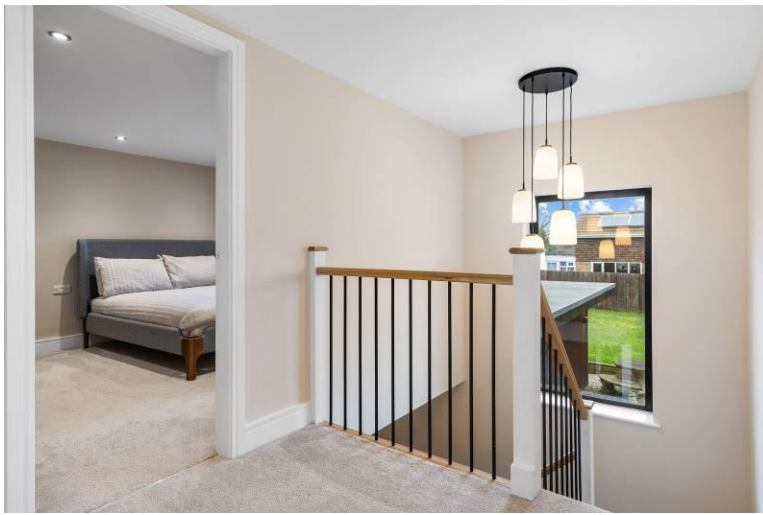
EN-SUITE

7' 10" x 4' 11" (2.39m x 1.5m) With fully tiled walls, tiled flooring with underfloor heating, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle with rainfall shower, spotlighting, extractor fan and heated towel rail.

FIRST FLOOR LANDING

With aluminium double glazed window and spotlighting.





BEDROOM 2

19' 10" x 15' 4" (6.05m x 4.67m) With two double glazed aluminium windows, radiator and spotlighting.

BEDROOM 3

19' 10" x 11' 0" (6.05m x 3.35m) With aluminium double glazed window and radiator.

BEDROOM 4

9' 5" x 8' 11" (2.87m x 2.72m) With aluminium double glazed window, radiator and spotlighting.

FAMILY BATHROOM

12' 7" x 7' 1" (3.84m x 2.16m) With two aluminium double glazed windows, suite to comprise of low level WC, wash hand basin with cupboard space below, bath with shower attachment and a walk-in shower cubicle with rainfall shower, spotlighting and heated towel rail.



OUTSIDE

To the front of the property there is a blocked paved driveway providing ample off road parking for several vehicles and access to the rear with a further gravelled driveway providing off road parking and access to the garage and store room and outside WC. To the rear of the property the gardens are mainly laid to lawn with a patio seating area and a purpose built BBQ area. A pathway also leads to the attached office space.

OUTBUILDINGS

OFFICE

11' 7" x 5' 4" (3.53m x 1.63m) With power, lighting, tiled flooring with underfloor heating and a purpose built office area. To the rear of the office is the plant room housing the hot water cylinder and underfloor heating plumbing.

ENTRANCE

7' 2" x 5' 11" (2.18m x 1.8m)

STUDIO

15' 8" x 9' 4" (4.78m x 2.84m) With two double glazed windows, power, lighting and fitted with a range of storage cupboards and oak work surfaces.

STORE

8' 2" x 5' 11" (2.50m x 1.8m)

GARAGE

15' 8" x 14' 7" (4.78m x 4.44m) With door to the front, power, lighting and doors to the entrance, WC and store.

WC

With WC and wash hand basin.





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

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Sills & 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.

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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.

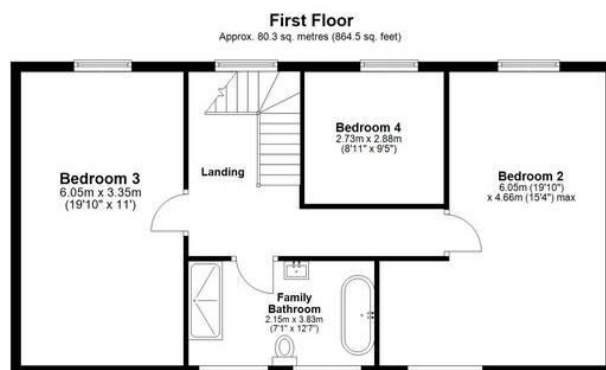
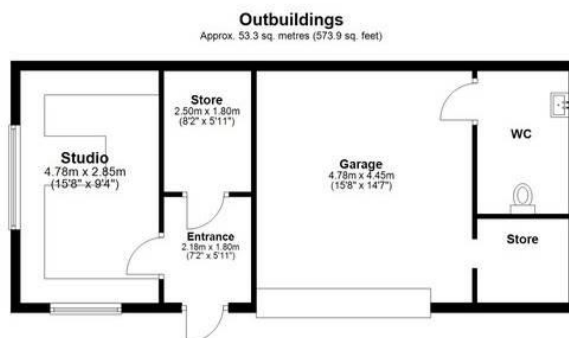
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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- 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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 271.1 sq. metres (2917.9 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
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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