



- Immaculate & Well-Presented
- 3 Bedroom Semi- Detached House
- Open Plan Throughout
- Contemporary Kitchen/Diner

- Master En-Suite & Family Bathroom
- Driveway & Single Garage
- Non-Overlooked Rear Garden
- No Onward Chain

Hutton Way, Faldingworth, LN8 3FT  
£225,000





Starkey&Brown is delighted to offer for sale this 3 bedroom semi-detached property on Hutton Way in Faldingworth. The property is immaculately well-presented throughout and boasts accommodation comprising of entrance hall, open plan lounge, kitchen diner and a downstairs WC. Rising to the first floor are 3 bedrooms, master bedroom having an en-suite shower room and a family bathroom. To the rear of the property there is a generous sized rear garden, being mostly laid to lawn and not overlooked. To the front of the property there is a single garage with power and electric. To the front of the property there is driveway parking for 2 vehicles. The property sits within approximately 15 minutes from the Cathedral city of Lincoln. The village itself is surrounded by an array of open green spaces including play parks and nature walks, whilst having it's own well regarded primary school. With further amenities in the village of Market Rasen being a 10 minute drive away. To arrange a viewing contact Starkey&Brown today. Council tax band: B. Freehold.





### Entrance Hall

Via a uPVC door and stairs rising to the first floor. Leading into:

### Lounge

10' 8" x 16' 3" (3.25m x 4.95m)

Carpeted, uPVC double-glazed window to the front aspect and a radiator. Access to:

### Kitchen Diner

17' 5" x 9' 9" (5.30m x 2.97m)

A range of base and wall units with worktops, a radiator, a 4-ring electric hob with extractor hood, a built-in dishwasher, plumbing for a washing machine, space for a fridge freezer, a ceramic sink with mixer tap, tiled splashback, a uPVC double-glazed window to the rear aspect, and French doors leading to the rear garden.

### Downstairs WC

Low-level WC and a hand-wash basin.

### First Floor Landing

#### Bedroom 1

10' 3" x 14' 0" (3.12m x 4.26m)

A uPVC double-glazed window to the front aspect, a radiator, and carpet. Access to:

#### En-Suite

6' 5" x 5' 5" (1.95m x 1.65m)

Having uPVC double-glazed frosted window to the front aspect, a heated chrome towel rail, a wash hand basin, a low-level WC, and a shower cubicle.

#### Bedroom 2

8' 9" max x 8' 6" max (2.66m x 2.59m)

Having a uPVC double-glazed window to the rear aspect, loft access, a radiator, and carpet.

#### Bedroom 3

8' 3" x 9' 4" (2.51m x 2.84m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and carpet.

### Outside Rear

Fenced and is mostly laid to lawn with an outside water source. Air source heat pump. Access leading to the front of the property.

### Outside Front

A driveway with parking for 2 vehicles and access to the garage.

### Garage

Having an up-and-over door, power, and lighting.

### Agents Note

Annual service charge for the gardening and maintenance of the public spaces on Hutton Way, including the easement which runs behind the property. This includes grass cutting and hedge trimming. Yearly charge for 2025, which is paid up to November 2025, is £180.00.

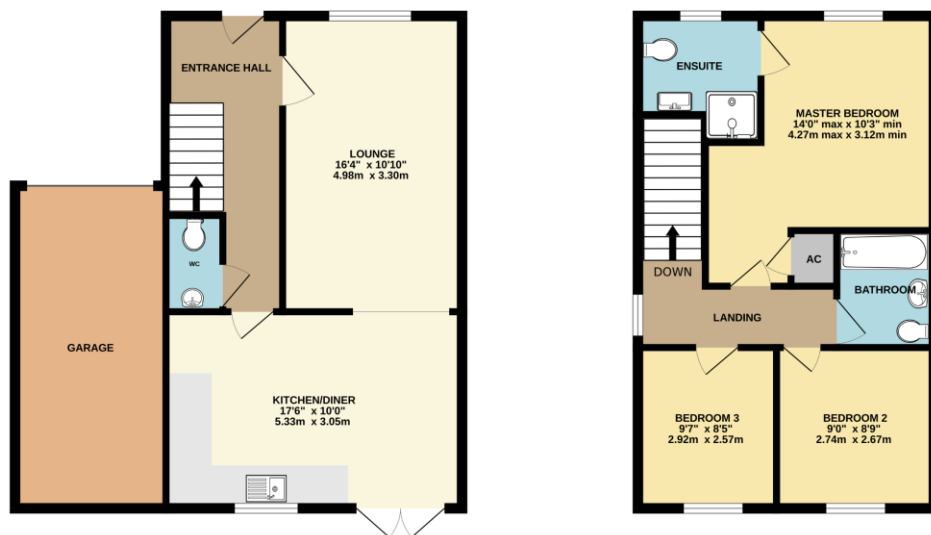






GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



HUTTON WAY FALDINGWORTH LN8 3FT

TOTAL FLOOR AREA: 1064 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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