



- Detached Bungalow
- Semi-Rural Position
- Views Over Countryside
- 3/4 Bedrooms
- Large Driveway & 30Ft Tandem Garage
- Large Gardens
- Room To Extend (SSTP)
- NO CHAIN!

Buslingthorpe Road, Faldingworth, LN8 3SB
£325,000





Starkey&Brown are delighted to offer for sale this individual detached bungalow which stands upon a superb plot in a semi-rural location with views over adjacent countryside. The property would benefit from some modernisation; however has been very well maintained and offers fantastic potential to update, remodel or extend, subject to the necessary planning consents. Accommodation briefly comprises an entrance porch, entrance hallway, 14' lounge, separate dining room (which could also be used as a fourth double bedroom), kitchen with views down the garden and countryside beyond, utility, inner hallway, three further double bedrooms, and a spacious bathroom. Outside the property benefits from a driveway with space for several vehicles, an impressive 30' tandem double garage, additional timber workshop, and a large rear garden which is mainly laid to lawn. NO CHAIN! Council tax band: D. Freehold.



Entrance Porch

Having uPVC side entrance door, a radiator, ample space for coats and shoes. Door into:

Entrance Hallway

Having parquet wood flooring, an airing cupboard housing a hot water cylinder, a radiator, and a coved ceiling.

Lounge

14' 0" max x 12' 8" (4.26m x 3.86m)

Having a window to the front aspect with view over the countryside, an open fireplace, a radiator, and coved ceiling.

Dining Room/Bedroom 4

13' 10" x 10' 10" (4.21m x 3.30m)

Having a radiator and coved ceiling.

Kitchen

9' 7" x 8' 10" (2.92m x 2.69m)

Having a window with views over the garden and countryside beyond, wall and base units, a glass display cabinet, a breakfast bar, a larder unit, an electric cooker point, space for a fridge coved ceiling, and a radiator.

Utility

Having a double base unit with work surfacing over, plumbing for a washing machine, a central heating boiler, and wood-effect vinyl flooring.

Inner Hallway

Having a radiator and coved ceiling.

Bedroom 1

14' 0" x 9' 3" min (4.26m x 2.82m)

Having a window to the front aspect with view over the countryside, fitted wardrobes, a radiator, a coved ceiling, wall lights, and access to an insulated and part boarded loft with a loft ladder and lighting.

Bedroom 2

10' 8" x 9' 7" (3.25m x 2.92m)

Having a window with views over the rear garden and countryside beyond, a fitted wardrobe, a radiator, coved ceiling, and wall light.

Bedroom 3

10' 10" max x 9' 5" max (3.30m x 2.87m)

Having a fitted wardrobe, a radiator, and a coved ceiling and wall light.

Bathroom

Having a spacious 4-piece suite comprising a panelled bath, tiled shower cubicle with electric shower appliance, pedestal wash hand basin, low-level WC, a radiator, part tiled walls, coved ceiling, and wall light.

Outside Front

To the front of the property, there is a generous-sized frontage comprising lawn with a gate leading to a tarmac driveway offering parking space for at least 4 vehicles, and extending to the side and garage.

Double Tandem Length Garage

30' 0" x 12' 10" (9.14m x 3.91m)

Having up and over door, power and light, a window to the rear, door leading to the rear garden.

Workshop

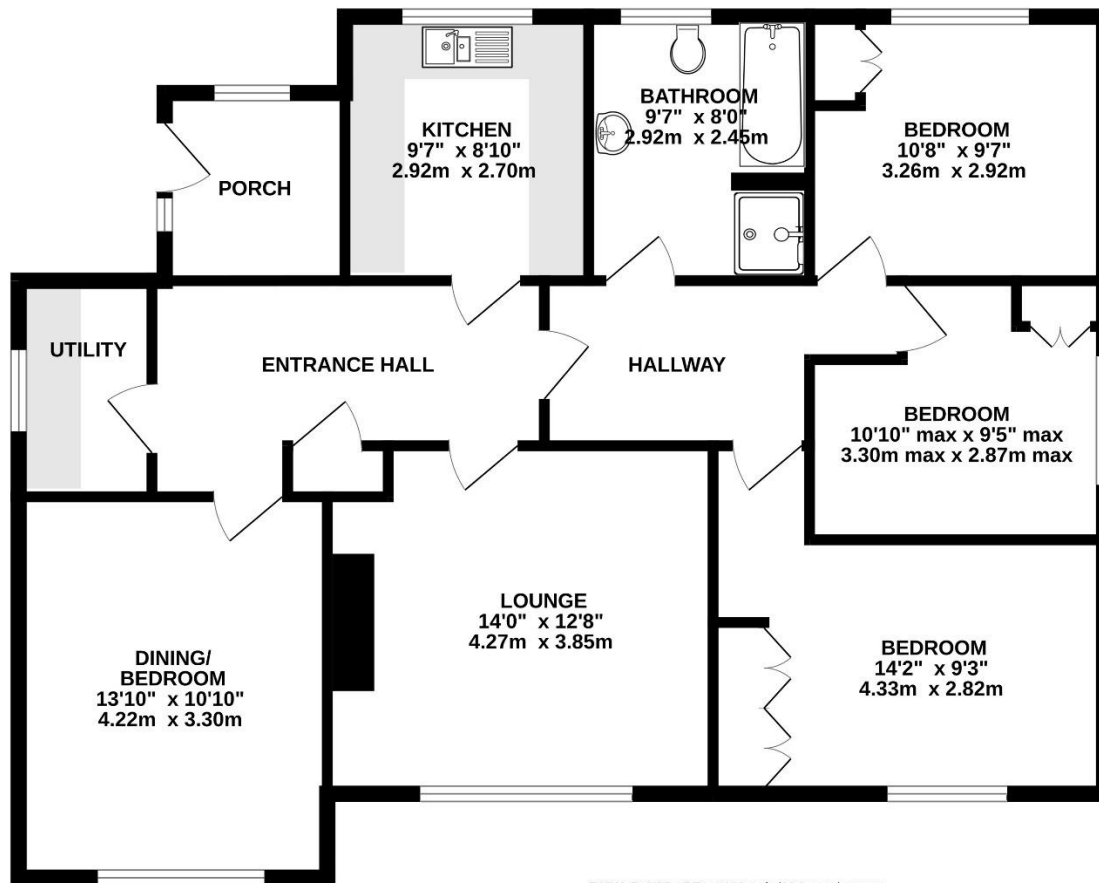
13' 10" x 8' 8" (4.21m x 2.64m)

Having power and light. An additional store to the rear.

Outside Rear

To the rear of the property, there is a generous-sized lawned garden overlooking countryside to the rear. With a large paved patio area, an additional patio area with adjacent rockery, outside lighting, a workshop, and a garden store.





GROUND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.

TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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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