



**Hutton Way, Faldingworth, LN8 3FT**

**£295,000**

**PRICED TO SELL NOW!!!** Modern upgraded & improved 4 bed detached house in popular village with fields to rear. Modern dining kitchen plus 2 further reception rooms, contemporary bathroom, en suite & WC. **MUST BE VIEWED!!!**



# 52 Hutton Way, Faldingworth, LN8 3FT

We are delighted to offer for sale this modern detached house located on a popular development in the popular village of Faldingworth with its amenities and transport links including daily bus service plus in catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from PVCu double glazing plus air source central heating. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, internal oak doors, fitted wardrobes to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted. Having been constructed in 2016 the property still has benefit of 2 years remaining of its new home structural warranty.

To the ground floor is an entrance hall, lounge, dining kitchen, sun room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

The property benefits from well presented gardens with patio, lawn and planting. There is a driveway leading to a single garage with power and light plus remote controlled garage door.

Tenure - Freehold  
Estate Management Fee - £150 pa.  
Council Tax - Band D

The property comprises.

## GROUND FLOOR

### Entrance Hall

With entrance mat well leading to fitted carpets.

### Lounge 16'6" x 10'9" (5.04m x 3.28m)

With carpets and blinds.

### Dining Kitchen 23'7" x 9'2" (7.20m x 2.81m)

Having a comprehensive range of modern wall and base units with complimenting

laminated worktops and upstands plus stainless steel splash back. With double oven, induction hob, hood and dishwasher plus 1.5 sink and mixer tap and floor tiling.

### Sun Room 12'0" x 9'11" (3.67m x 3.04m)

With floor tiling plus French doors leading to the rear garden.

### WC 8'5" x 6'9" (2.59m x 2.06m)

Having white sanitary ware, tiling and vinyl flooring.

## FIRST FLOOR

### Landing

With fitted carpets. Access to airing cupboard.

### Bedroom 1 13'3"(max) x 11'7"(max) (4.05m(max) x 3.54m(max))

With fitted wardrobes, carpets and blinds.

### En Suite 7'3" x 5'8" (2.23m x 1.74m)

Having contemporary white sanitary ware with ladder radiator, tiling, vinyl flooring and blind.

### Bedroom 2 11'8" x 9'3" (3.58m x 2.84m)

With carpets and blinds.

### Bedroom 3 10'8"(max) x 9'5"(max) (3.26m(max) x 2.89m(max))

With carpets and blinds.

### Bedroom 4 9'5" x 8'2" (2.88m x 2.51m)

With carpets and blinds.

### Bathroom 6'11" x 5'11" (2.11m x 1.81m)

Having contemporary white sanitary ware with vanity basin, ladder radiator, tiling, vinyl flooring and blind.

## EXTERNAL

The property benefits from well presented gardens with patio, lawn and planting. There is a driveway leading to a single garage with power and light plus remote controlled garage door.





