



54 Hutton Way, Faldingworth, LN8 3FT
£359,995

PROPERTY
PERSPECTIVE

The Property Perspective

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We are delighted to offer for sale this modern detached house with the addition of a further annex and workshop located in this popular village with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from PVCu double glazing and air source central heating. There is a modern kitchen with appliances & separate utility room plus contemporary bathroom, en suite and WC. Items of note include wood burning stove, French doors to rear, feature internal doors, fitted wardrobes to 2 bedrooms plus alarm. A further benefit is the self contained annexe having electric panel heating with garage and workshop below. There are ample sockets and media points to the whole property. The home is ready to move in with flooring and blinds included as fitted.

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

The annexe consists of a living dining sleeping kitchen plus a shower room to the first floor with a garage and separate worktop to the ground floor.

The property overlooks well maintained public open space. There are well maintained gardens with lawns, patio, planting plus shed with the rear overlooking woodland and then fields. There is a gated block paved driveway leading to the garage. There is a car charging point.

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

The property comprises.

GROUND FLOOR

Entrance Hall

With vinyl flooring.

Lounge 16'11" x 10'11" (5.17m x 3.34m)

With carpets and blinds.

Living Dining Kitchen 26'4"(max) x 21'10"(max) (8.03m(max) x 6.66m(max))

Having a comprehensive range of modern units with complimenting laminate worktops and tiling. With double oven, induction hob, hood and dishwasher. With wood burning stove and French doors plus floor tiling and vinyl flooring and window blind.

Utility 7'11" x 5'5" (2.43m x 1.67m)

Having modern units with laminate worktops and upstands with floor tiling plus space for washing machine and drier.

Study 8'11" x 8'0" (2.73m x 2.44m)

With vinyl flooring and blinds.

WC 5'9" x 2'9" (1.77m x 0.85m)

Having modern white sanitary ware with vanity basin, tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 14'9"(max) x 11'2"(max) (4.51m(max) x 3.42m(max))

With fitted wardrobes, carpets and blinds.

En Suite 7'0"(max) x 6'7"(max) (2.15m(max) x 2.01m(max))

Having modern white sanitary ware with ladder radiator, vanity unit, tiling and vinyl flooring.

Bedroom 2 13'10" x 8'3" (4.24m x 2.53m)

With fitted wardrobes, carpets and blinds.

Bedroom 3 11'9"(max) x 11'3"(max) (3.60m(max) x 3.44m(max))

With carpets and blinds.

Bedroom 4 10'11"(max) x 10'7"(max) (3.33m(max) x 3.24m(max))

With fitted carpets.

Bathroom 6'10" x 6'0" (2.09m x 1.84m)

Having modern white sanitary ware with vanity basin, tiling, vinyl floor and blind.

ANNEXE GROUND FLOOR

Garage

With power and light

Workshop 14'3" x 9'11" (4.35m x 3.04m)

With power and light plus carpets.

ANNEXE FIRST FLOOR

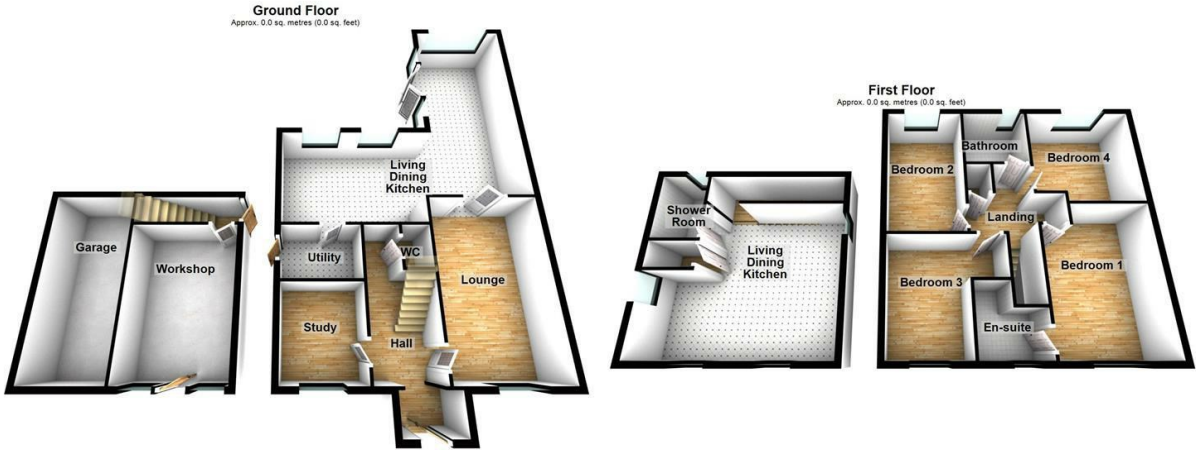
Living Dining Sleeping Kitchen 18'11"(max) x 14'2"(max) (5.79m(max) x 4.34m(max))

A light dual aspect room having modern kitchen units with laminate worktops and tiling with oven, hob and fridge plus carpets, curtains and blinds. Access to airing cupboard.

Shower Room 6'8" x 4'6" (2.05m x 1.39m)

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

EXTERNAL



Total area: approx. 9.0 sq. metres (9.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.