

Buy. Sell. Rent. Let.



Spridlington Road, Faldingworth



When it comes to  
property it must be

  
lovelle





£500,000



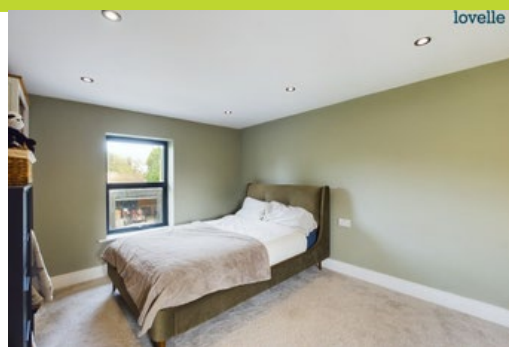
EXCEPTIONAL DETACHED FAMILY HOME. Offering Spacious Accommodation comprising Entrance Hall, Lounge, WC, Utility, Kitchen Dining Living room, Bedroom 1, Ensuite, Dressing Room, 4 Further Bedrooms, Bathroom & Office. Garage currently converted to bar, store and workshop, Driveway & Gardens. VIEWING ADVISED

Key Features

- Detached Family House
- Exceptionally Finished
- Spacious Accommodation
- Entrance Hall, Lounge
- Under Floor Heating to Ground Floor
- Kitchen Dining Living Room
- WC, Utility Room
- EPC rating TBC
- Council Tax Band - D
- Tenure: Freehold







The property benefits from underfloor heating to the ground floor with smart home system with individual room temperature controls upstairs and downstairs. Further benefits include CCTV system and alarm system

## Situation

The property is situated in the pleasant rural village of Faldingworth which has a village primary school, pre school nursery and village hall; with bar and regular social events. Faldingworth lies off the A 46 road between Market Rasen and Lincoln. The vibrant market town of Market Rasen is approximately 5.3 Miles away with its race course, local shops, schools (William Farr & De Aston), doctors, pubs and extensive rail links to Lincoln, Newark, London and beyond. Lincoln City is only 11.3 miles away with the full range of shopping facilities, leisure amenities and a further choice of schools.

## Entrance Hall

3.59m x 4.09m (11.8ft x 13.4ft)

composite front entrance door, adjoining side screen, tiled flooring and stairs to first floor accommodation

## Lounge

4.8m x 3.59m (15.7ft x 11.8ft)

double glazed bow windows to front and side aspects

## Kitchen Dining Living Room

4.09m x 6.25m (13.4ft x 20.5ft)

a range of fitted wall and base units, breakfast bar, 2 electric ovens, 4 ring hob, sink unit, space for fridge freezer, integrated bins, space for wine cooler, splash backs, tiled flooring, double glazed windows to front and side aspect and bi folding doors to rear aspect

## WC / Cloakroom

1.06m x 1.34m (3.5ft x 4.4ft)

floating WC, hand wash basin and tiled flooring

## Utility Room

2.51m x 1.54m (8.2ft x 5.1ft)

a range of fitted wall and base units, double butler sink, space and plumbing for washing machine, space for tumble dryer and tiled flooring

## Bedroom 1

4.27m x 4.66m (14ft x 15.3ft)

double glazed window to side aspect, tiled flooring and bi folding doors



## Dressing Room

3.31m x 2.87m (10.9ft x 9.4ft)

double glazed window to rear aspect and a range of fitted storage

## Ensuite

2.4m x 1.54m (7.9ft x 5.1ft)

3 piece suite comprising floating WC, hand wash basin, walk in shower cubicle, tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect

## Bedroom 2

3.6m x 2.64m (11.8ft x 8.7ft)

double glazed window to rear aspect

## Landing

1.91m x 5.2m (6.3ft x 17.1ft)

double glazed window to rear aspect

## Bedroom 3

6.18m x 3.21m (20.3ft x 10.5ft)

double glazed windows to front and rear aspect and radiator

## Bedroom 4

6.08m x 3.38m (19.9ft x 11.1ft)

double glazed window to rear aspect and radiator

## Bedroom 5

2.76m x 2.91m (9.1ft x 9.5ft)

double glazed window to rear aspect and radiator

## Bathroom

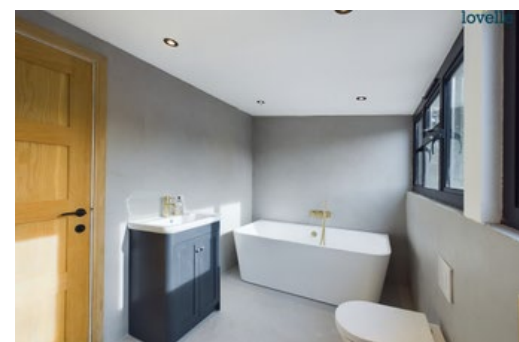
2.09m x 3.93m (6.9ft x 12.9ft)

4 piece suite comprising floating WC, vanity hand wash basin, walk in shower, bath unit, heated towel rail and double glazed windows to front aspect

## Office

3.3m x 1.7m (10.8ft x 5.6ft)

seperate double glazed entrance door, fitted storage and storage room with underfloor heating controls.





## Gardens

occupying a generous plot with well presented gardens to the rear, being mostly laid to lawn with paved patio area.

## Driveway

gravelled driveway providing ample parking for a number of vehicles

## Garage

4.85m x 4.52m (15.9ft x 14.8ft)

currently converted to a bar, with its own WC, log burner and store room. Electric roller door to front

## Workshop

4.8m x 2.94m (15.7ft x 9.6ft)

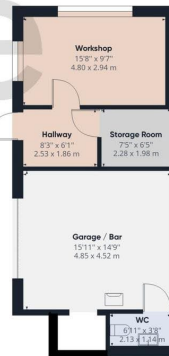
the workshop has its own entrance hall, store room and workshop

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.







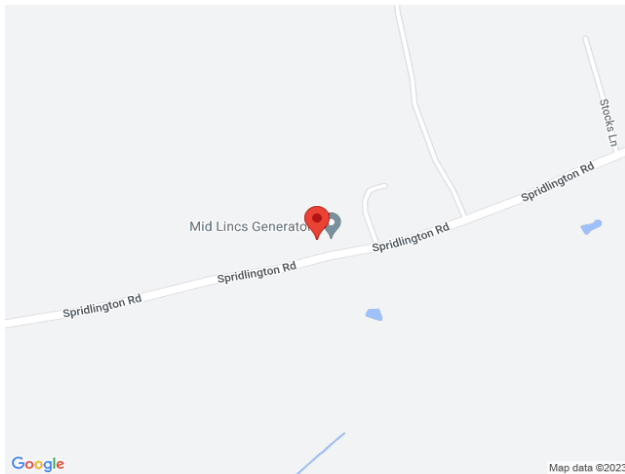
**Approximate total area<sup>(1)</sup>**  
2764.30 ft<sup>2</sup>  
256.81 m<sup>2</sup>

**Reduced headroom**  
83.71 ft<sup>2</sup>  
7.78 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



When it comes to **property** it must be



01673 844069

marktrassen@lovelle.co.uk