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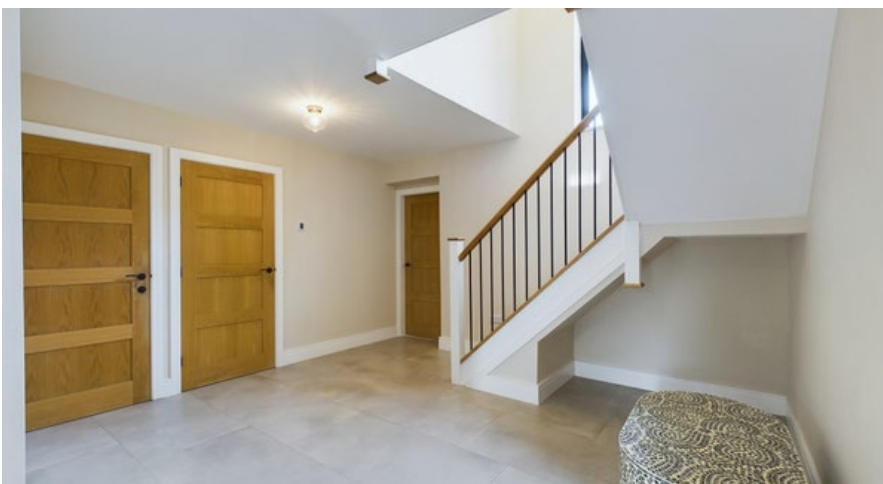


Spridlington Road, Faldingworth



When it comes to
property it must be


lovelle



£475,000

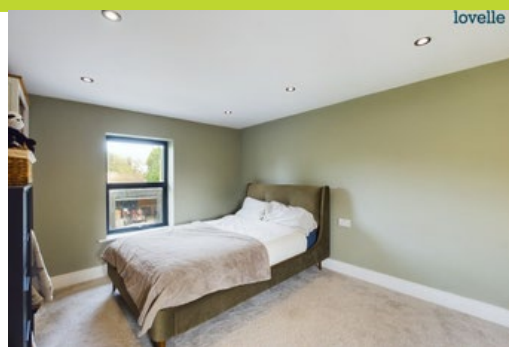


EXCEPTIONAL DETACHED FAMILY HOME. Offering Spacious Accommodation comprising Entrance Hall, Lounge, WC, Utility, Kitchen Dining Living room, Bedroom 1, Ensuite, Dressing Room, 4 Further Bedrooms, Bathroom & Office. Garage currently converted to bar, store and workshop, Driveway & Gardens. VIEWING ADVISED

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

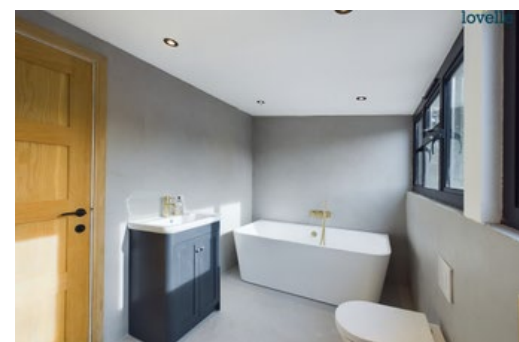
2.09m x 3.93m (6.9ft x 12.9ft)

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

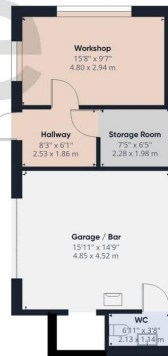
4.8m x 2.94m (15.7ft x 9.6ft)

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

Agents Notes

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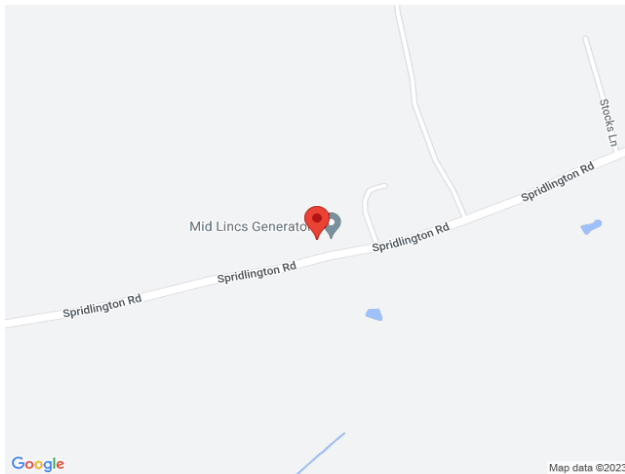
Approximate total area⁽¹⁾
2764.30 ft²
256.81 m²

Reduced headroom
83.71 ft²
7.78 m²

(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.



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