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Spridlington Road, Faldingworth



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property it must be


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£385,000

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DETACHED BUNGALOW in POPULAR VILLAGE LOCATION. Spacious Accommodation comprising Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Utility, 4 Bedrooms, Ensuite & Bathroom. GENEROUS GARDENS, DOUBLE GARAGE & GATED DRIVEWAY. No Onward Chain

Key Features

- Detached Bungalow
- Popular Village Location
- Spacious Accommodation
- Entrance Hall, Lounge
- Kitchen, Dining Room, Utility
- 4 Bedrooms, Ensuite, Bathroom
- EPC rating TBC
- Tenure: Freehold





Situation

The property is situated in the pleasant rural village of Faldingworth which has a village primary school, pre school nursery and public house. 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, 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 Porch

double glazed entrance door and laminate flooring

Entrance Hall

3.04m x 3.76m (10'0" x 12'4")

glazed entrance door, adjoining side screen, radiator, storage cupboard, airing cupboard housing hot water cylinder and roof void access

Lounge

4.97m x 4.64m (16'4" x 15'2")

double glazed window to front aspect, double glazed sliding doors to rear aspect, 2 radiators and feature fire place with inset log burner

Dining Room

3.30m x 3.59m (10'10" x 11'10")

double glazed window to rear aspect and radiator

Kitchen

3.32m x 3.37m (10'11" x 11'1")

a range of fitted wall and base units, electric oven, 4 ring hob, space and plumbing for dishwasher, stainless steel sink unit, space for under counter fridge, radiator, tiled splash backs, vinyl flooring and double glazed window to rear aspect

Utility Room

1.78m x 2.47m (5'10" x 8'1")

fitted wall and base units, oil boiler, stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, glazed entrance door, single glazed window to side aspect tiled flooring and radiator

Bedroom 1

4.03m x 3.40m (13'2" x 11'2")

double glazed window to front aspect, radiator and a range of fitted furniture

Ensuite

0.91m x 2.69m (3'0" x 8'10")

3 piece suite comprising low level WC, hand wash basin, shower cubicle, tiled splash backs, radiator and single glazed window to side aspect

Bedroom 2

3.19m x 3.52m (10'6" x 11'6")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 3

3.64m x 2.53m (11'11" x 8'4")

double glazed window to side aspect, radiator and fitted wardrobes

Bedroom 4

2.32m x 3.40m (7'7" x 11'2")

single glazed window to side aspect, radiator and a range of fitted furniture

Bathroom

1.91m x 2.70m (6'4" x 8'11")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, radiator and single glazed window to side aspect

Gardens

occupying a generous plot with gardens to front and rear. The front garden is mostly laid to lawn with planted shrubs and trees. The rear garden is again mostly laid to lawn, with paved patio, outbuildings and field views to rear

Gated Driveway

extensive gated driveway providing ample off road parking for a number of vehicles

Double Garage

5.52m x 5.48m (18'1" x 18'0")

2 up and over doors, side entrance door, single glazed window to side aspect, power and lighting

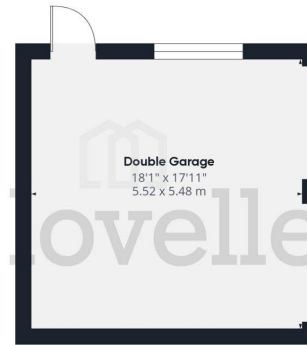
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Ground Floor Building 1

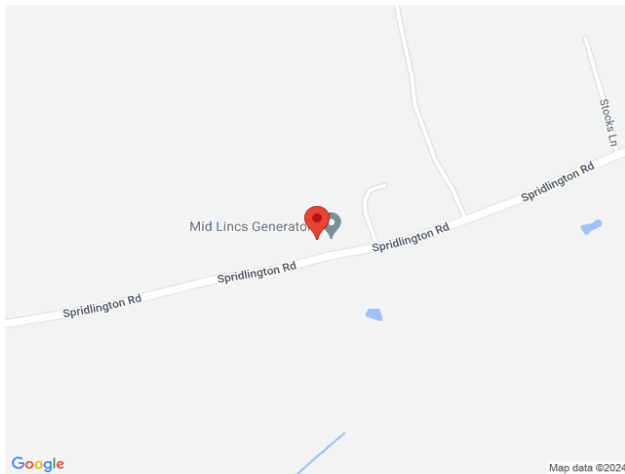


Ground Floor Building 2

Approximate total area[®]
 1655.71 ft²
 153.82 m²

Excluding balconies and terraces

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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