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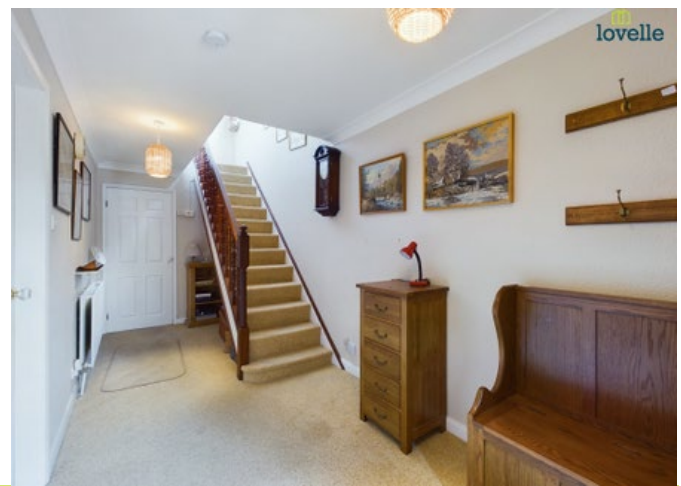


Spridlington Road, Faldingworth



When it comes to
property it must be





£340,000



SPACIOUS DETACHED FAMILY HOME, in the popular village of Faldingworth. Providing flexible and well presented accomodation briefly comprising porch, entrance hall, WC, study area, lounge, dining room, garden room, kitchen, utility, 3 bedrooms and shower room. With well mainatined gardens front & rear, Garage & Gated driveway. NO ONWARD CHAIN

Key Features

- Detached Family Home
- Popular Village Location
- Spacious & Flexible
- Well Presented Throughout
- Porch, Entrance Hall, WC
- Lounge, Dining, Garden Room
- EPC rating TBC
- Tenure: Freehold





Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities. In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets. Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

Entrance Porch

0.55m x 2.14m (1'10" x 7'0")

double glazed entrance hall with adjoining side screen and tiled flooring

Entrance Hall

5.43m x 2.08m (17'10" x 6'10")

glazed entrance door, adjoining side screen, radiator and stairs to first floor accommodation

WC / Cloakroom

1.89m x 1.09m (6'2" x 3'7")

low level WC, vanity hand wash basin, tiled splash backs, radiator and double glazed window to front aspect

Study Area

1.88m x 3.01m (6'2" x 9'11")

double glazed window to front aspect and radiator

Lounge

3.86m x 4.49m (12'8" x 14'8")

double glazed window to side aspect and feature fire place with log burner inset

Dining Room

3.39m x 2.69m (11'1" x 8'10")

double glazed window to side aspect and radiator

Garden Room

3.87m x 3.42m (12'8" x 11'2")

double glazed window to side aspect, radiator, wood flooring and double glazed sliding doors to rear aspect

Kitchen

3.37m x 3.91m (11'1" x 12'10")

a range of fitted wall and base units, space for fridge freezer, integrated dishwasher, stainless steel unit, space for cooker, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

Utility

3.31m x 2.31m (10'11" x 7'7")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, tiled splash backs, tiled flooring, double glazed window to side aspect and uPVC entrance door

Landing

1.25m x 3.73m (4'1" x 12'2")

double glazed window to side aspect, roof void access and airing cupboard housing hot water cylinder

Bedroom 1

3.89m x 3.41m (12'10" x 11'2")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 2

3.47m x 3.31m (11'5" x 10'11")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 3

3.60m x 2.66m (11'10" x 8'8")

double glazed window to front aspect and radiator

Shower Room

2.42m x 2.45m (7'11" x 8'0")

4 piece suite comprising low level WC, bidet, vanity hand wash basin, shower cubicle, tiled splash backs, radiator and double glazed window to rear aspect

Gardens

occupying a good sized plot with mature gardens front and rear. the front garden is mostly planted shrubs and trees. The rear garden is again mostly laid to lawn, with paved patio area, well stocked borders of plants, shrubs and trees and a selection of outbuildings including, shed, summerhouse and greenhouse.

Garage

6.29m x 2.54m (20'7" x 8'4")

up and over door, double glazed window to side aspect, wall mounted boiler, power and lighting

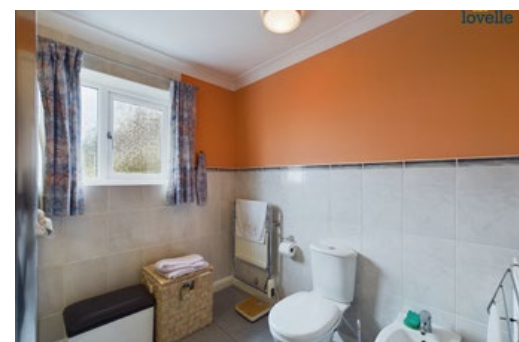
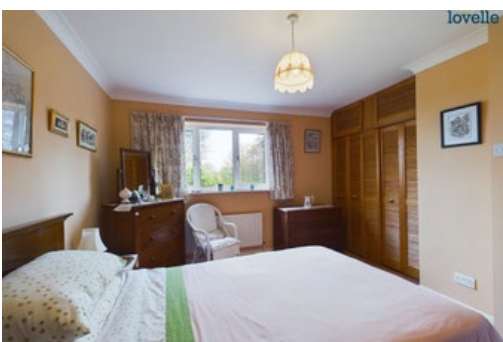
Driveway

gated driveway providing ample parking for a number of vehicles

Agents Notes

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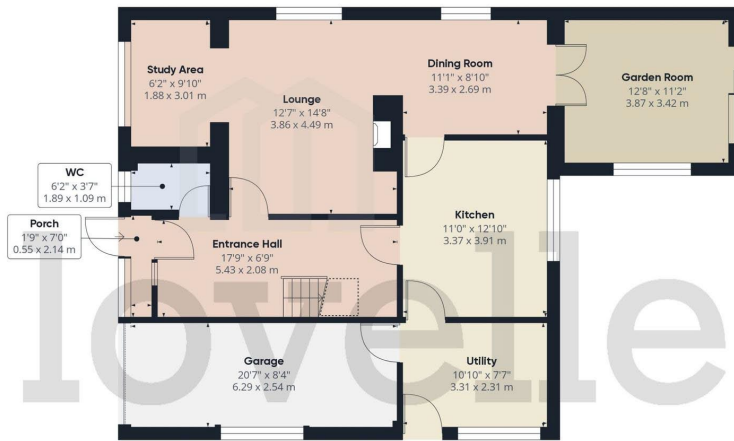
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Ground Floor



Approximate total area⁽¹⁾

1550.66 ft²
144.06 m²

Reduced headroom

14.55 ft²
1.35 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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