

Buy. Sell. Rent. Let.

lovelle



Hutton Way, Faldingworth



2



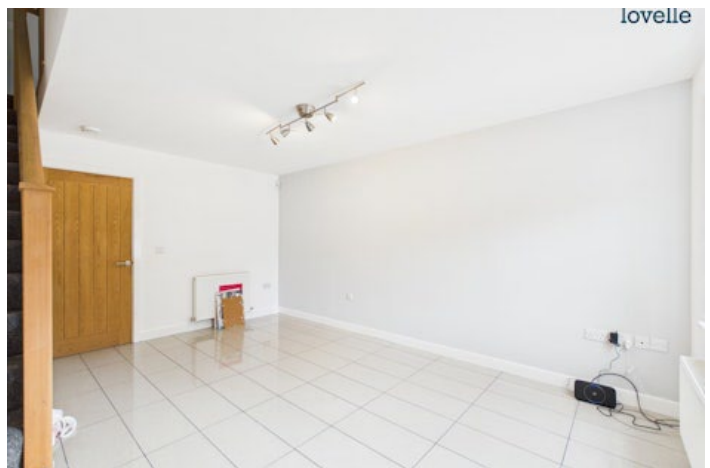
1



1

When it comes to  
property it must b

  
lovelle



£175,000



IMMACULATELY PRESENTED MODERN TWO DOUBLE BEDROOM HOUSE, spacious accommodation comprising lounge, kitchen diner, WC, 2 double bedrooms & Bathroom. with South facing rear garden & allocated parking.  
PERFECT FOR FIRST TIME BUYERS/INVESTMENT WITH NO CHAIN!

#### Key Features

- Two Bedroom Terraced House
- Immaculately Presented
- Spacious Accommodation
- Lounge, Kitchen Diner, WC
- 2 Double Bedrooms & Bathroom
- South Facing Rear Garden
- EPC rating B
- Tenure: Freehold







## Situation

Faldingworth is a village and civil parish in the West Lindsey district of Lincolnshire, England. It is situated on the A46, and approximately 5 miles (8 km) south-west from Market Rasen. Faldingworth has a primary school serving the parishes of Faldingworth, Buslingthorpe, Newton, Freisthorpe and Snarford.

## Lounge

3.88m x 4.9m (12'8" x 16'1")

composit entrance door, double glazed window to front aspect, 2 radiators, tiled flooring and stairs to first floor accommodation

## Kitchen Diner

3.87m x 2.67m (12'8" x 8'10")

a range of fitted wall and base units, space for fridge freezer, electric oven, 4 ring hob, space and plumbing for dishwasher, space and plumbing for washing machine, sink unit, tiled splash backs, tiled flooring, radiator, double glazed window to rear aspect and uPVC rear entrance door

## WC / Cloakroom

1.99m x 1.14m (6'6" x 3'8")

low level WC, pedestal hand wash basin, radiator, tiled splash backs and tiled flooring

## Landing

2.12m x 2.12m (7'0" x 7'0")

roof void access and radiator

## Bedroom 1

3.87m x 3.65m (12'8" x 12'0")

double glazed window to front aspect, radiator and fitted storage

## Bedroom 2

3.88m x 2.72m (12'8" x 8'11")

double glazed window to rear aspect, radiator and cupboard housing hot water cylinder

## Bathroom

1.79m x 2.2m (5'11" x 7'2")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring and heated towel rail

## Garden

South facing rear garden being mostly laid to lawn with paved patio and side access

## Parking

the property benefits from allocated parking to the front of the property

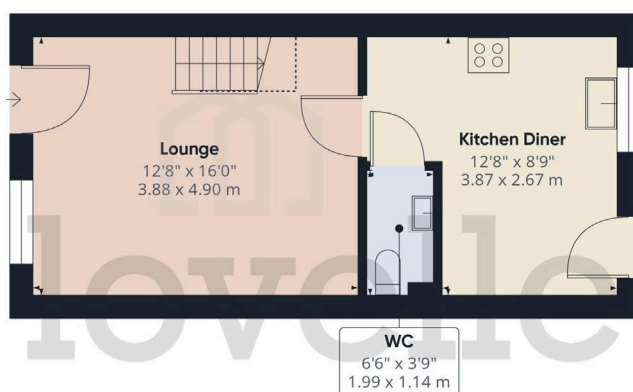
## Site Fees

The property is subject to a service charge of £352.08 Annually

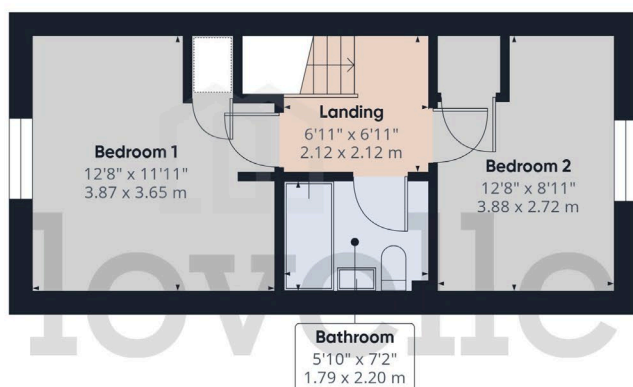
## Agents Notes

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.



Ground Floor



**Approximate total area<sup>(1)</sup>**

697 ft<sup>2</sup>  
64.6 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

