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## The Old Forge, Spridlington Road, Faldingworth, Lincolnshire



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£595,000



IMPRESSIVE AND VERSATILE DETACHED BUNGALOW SET IN APPROX 2.5 ACRES. This immaculately presented home offers spacious and flexible accommodation situated in a rural village location with gated driveway, gardens, large garage, stable block/outbuildings and grass paddocks. VIEWING STRONGLY ADVISED TO FULLY APPRECIATE.

### Key Features

- Exceptional Detached Bungalow
- Set in Approximately 2.5 Acres
- Immaculately Presented
- Spacious & Flexible Accommodation
- Large Garage, Potting Shed and Polytunnel
- 3 Reception Rooms, Utility & Porch
- Open Plan Kitchen and Dining Room
- 4 Bedrooms, 3 Bathrooms
- 3 Stables/Outbuildings, Feed Room/Store
- EPC rating - D
- Tenure: Freehold









## Location

The property is situated in the quiet rural village of Faldingworth which has a village primary school and preschool nursery. Faldingworth lies off the A46 between Market Rasen and Lincoln, providing easy access to the A1, A15, M180 and M18. The market town of Market Rasen is approximately 5.3 miles away with racecourse, shopping facilities, leisure amenities, rail links to Lincoln, Newark, London and beyond. The cathedral city of Lincoln is only 11.3 miles away with the full range of shopping facilities and leisure amenities. The property benefits from being in close proximity to an excellent choice of secondary schools in the area including Caistor, Horncastle and Gainsborough grammar schools, William Farr and De Aston Comprehensives, all with either "Outstanding" or "Good" Ofsted ratings.

## Entrance Hall

4.04m x 1.59m (13'4" x 5'2")

Double glazed entrance door, double glazed window to side aspect, tiled flooring and one radiator.

## Cloakroom / WC

1.67m x 1.38m (5'6" x 4'6")

Low level WC, pedestal hand wash basin, tiled flooring, double-glazed window to side aspect and one radiator.

## 4th Bedroom/Reception Room

4.61m x 2.53m (15'1" x 8'4")

Double glazed window to rear aspect, tiled flooring and one radiator. Currently used as a Reception Room.

## Reception Room

4.69m x 7.07m (15'5" x 23'2")

Double glazed bay window to front aspect, feature fireplace with open fire inset, exposed traditional brickwork, and two radiators. Bi-fold doors leading into the Garden Room.

## Garden Room

3.39m x 4.34m (11'1" x 14'2")

Brick built base, tiled flooring and uPVC French doors to rear aspect, accessible from the lounge and inner hallway.

## Kitchen & Dining Room

7.25m x 4.90m (23'10" x 16'1")

Open plan kitchen and dining room with a range of high quality fitted wall and base units with worktop and tiled splash backs, breakfast bar, double butler sink, integrated dishwasher and larder fridge, water softener, 'Rangemaster' cooker, extractor fan, tiled flooring, double glazed windows to front and side aspects and one radiator. Original feature horseshoe hooks in the dining room and exposed traditional brickwork.

## Utility

2.62m x 1.32m (8'7" x 4'4")

Fitted wall units, space and plumbing for washing machine, oil fired boiler, tiled flooring and one radiator.

## Side Entrance Hall

2.33m x 0.98m (7'7" x 3'2")

Double glazed entrance door, tiled flooring, tiled splash backs and space for fridge freezer.

## Inner Hallway

6.64m x 2.48m (21'10" x 8'1")

Double glazed window to side aspect, large storage cupboard, and one radiator. Provides access to the Garden Room.

## Bedroom 1

3.72m x 4.59m (12'2" x 15'1")

Double glazed window to rear aspect, fitted wardrobes and one radiator.

## Ensuite

1.23m x 2.66m (4'0" x 8'8")

3-piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, fully tiled splash backs, double-glazed window to front side aspect, and one radiator.

## Bedroom 2

3.95m x 4.03m (13'0" x 13'2")

Double glazed window to rear aspect and one radiator.

## Bedroom 3

2.61m x 3.63m (8'7" x 11'11")

Double glazed window to side aspect, fitted wardrobes and drawers, and one radiator.

## Bathroom

1.67m x 3.67m (5'6" x 12'0")

High quality 4-piece suite comprising low level WC, vanity hand wash basin, panelled bath, Matki shower cubicle with power shower, tiled splash backs, tiled flooring with underfloor heating, heated towel rail, double glazed window to side aspect and airing cupboard housing hot water cylinder.

## Outside

Occupying a large plot being approximately 2.50 acres, the property is approached via a gravel driveway providing ample off road parking for multiple vehicles. There is a direct vehicular access to the large garage, stables and paddocks to the rear of the property.





## Garage

Large garage with roller shutter door, power and lighting.

## Gardens

The main gardens are mostly laid to lawn with paved patio area with planted borders of shrubs, trees, flower beds and vegetable plot.

## Paddocks

To the rear of the property the land is divided into three grass paddocks, with post and rail fencing and hedging, ideal for equestrian use.

## Stable / Outbuildings

There is a range of outbuildings comprising three stables with lighting both inside and outside, a feed room/store with lighting and power, potting shed and poly tunnel.

## Services

The property has mains water, electricity and drainage, and oil central heating.

## Agents Notes

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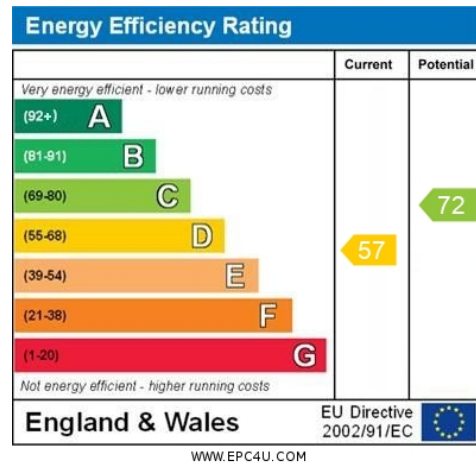
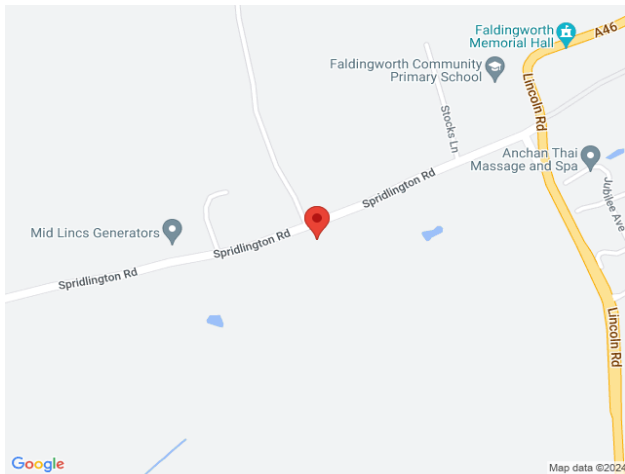




Approximate total area<sup>1)</sup>  
 2036.32 ft<sup>2</sup>  
 189.18 m<sup>2</sup>

(1) 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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