



54, Hutton Way

| Faldingworth, Market Rasen | LN8 3FT

£359,995



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

54

Hutton Way |

Faldingworth, Market Rasen | LN8 3FT

£359,995

Detached House with Self Contained Annex! Perfect opportunity for anyone needing greater flexibility and more space than normal. Set in a quiet part of Faldingworth backing onto Countryside, the village has a thriving community and activities and classes run through the village hall, there's also a Primary School with Secondary Schooling to be found in nearby Welton or Market Rasen. There's a 'pop up' fresh produce market stall that serves the village whilst more comprehensive shopping and leisure services can be found in Market Rasen which is less than six miles away.

This unique opportunity is warmed by Air Source Heat Pump and retained by uPVC multi pane double glazing. The Main House comprises: Entrance Lobby opening to Reception Hall, Cloakroom, Study, Living Room with double opening oak doors to Family and Dining Area with Log Burner, double doors out to the Deck and Garden, it is also open plan to the Kitchen Area with Utility Room off. Four Bedrooms, En-Suite Shower Room plus Bathroom. Self Contained Annexe comprises: Ground Floor with Single Garage and Office. First Floor Studio Room with Kitchenette off and Shower Room. Outside there are Front and Rear Garden, Parking for Several Cars and an Open Outlook to the front over the Developments 'Pocket Park'.

- Detached House & Annexe
- Countryside to Rear
- Separate Study Room
- En-Suite plus Bathroom
- Open Outlook to Front
- Open Plan Kitchen/Family/Dining
- Four Bedrooms
- Annexe with Studio Flat

Entrance Lobby Area

Approached through composite front door with double glazed insert. Radiator in decorative cover. Opening to:-

Reception Hall

Wood effect floor. Radiator in decorative cover. Stairs to First Floor.

Cloakroom

White suite of Low Level W.C. Trough style wash hand basin in vanity with mosaic effect tiled splashback. Radiator.





Study

9'1 x 8'0 (2.77m x 2.44m)

Window to front. Double radiator.

Living Room

16'10 x 11'0 (5.13m x 3.35m)

Double radiator. Window to front. Double opening oak doors to:-

Family & Dining Area

21'10 x 9'1 (6.65m x 2.77m)

Log burner on slate hearth. Radiator in decorative cover. Large triple radiator. Double glazed, double doors and matching side screens to Garden Deck. Window to rear. Wood style floor. Opening to:-

Kitchen Area

16'4 x 10'6 (4.98m x 3.20m)

Range of cream coloured, wood grain effect base and larders units. Roll top work-surfaces with inset one and a half bowl single drainer stainless steel sink top. Built-in electric Neff oven, electric Neff hob and fitted Extractor hood. Built-in dishwasher. Cream 'metro' style tiled splashbacks. Tiled floor. Triple radiator. Two windows to the rear. Oak door to:-

Utility Room

5'6 x 8'0 (1.68m x 2.44m)

Matching base unit, larder unit and work-surfaces. Tiled floor. Radiator. Double glazed door to driveway.

Landing

Airing cupboard housing hot water tank. Radiator. Access to loft.

Bedroom One

12'8 x 11'2 + wardrobes (3.86m x 3.40m + wardrobes)

Range of triple mirror fronted sliding wardrobes. Double radiator. Window to front. Door to:-





En-Suite Shower Room

White suite of step-in shower cubicle. Low Level W.C. Trough style sink in vanity unit with storage. White vertical heated towel rail. Window to front.

Bedroom Two

10'11 x 10'8 (3.33m x 3.25m)

Window to rear. Double radiator.

Bedroom Three

11'10 x 8'0 (3.61m x 2.44m)

Window to front. Double radiator.

Bedroom Four

8'4 x 12'2 + wardrobes (2.54m x 3.71m + wardrobes)

Triple mirror fronted fitted wardrobe. Window to rear. Double radiator.

Bathroom

White suite of panelled bath. Trough style sink in vanity unit. Low Level W.C. Tiling to water sensitive areas. Window to rear. White vertical heated towel rail.

Self-Contained Annexe

Single Garage

18'2 x 9'0 max (5.54m x 2.74m max)

Up and over door. Light and electric.

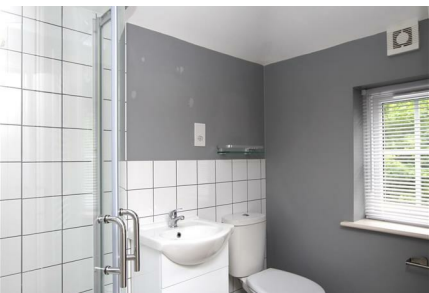
Adjoining Ground Floor Office

14'11 x 10'0 (4.55m x 3.05m)

Approached via half uPVC panelled and half double glazed entrance door with matching side screen. Door to Entrance Lobby.

Ground Floor Entrance Lobby

uPVC entrance door. Stairs to First Floor.



First Floor Studio Room

14'3 x 14'2 (4.34m x 4.32m)

Wall mounted electric convector heater. Windows to front and side. Door to airing cupboard with hot water tank. Door to Shower Room and opening to:-

Kitchenette

4'11 x 7'6 (1.50m x 2.29m)

Fitted base units. Black work-surfaces with inset single drainer stainless steel sink top. Electric hob and extractor hood. Wall mounted electric convector heater. Window to front.

Shower Room

White suite of Step-In Shower Cubicle. Low Level W.C. Wash Basin in Vanity Unit. Tiling to water sensitive areas. Window to rear. Heated towel rail.

Small Front Garden

Block paved driveway providing parking, turning circle and access through timber five bar gate to additional parking spaces.

Rear Garden

Decked garden area. Patio finished with slate chippings. Lawn. Raised borders. Garden Store.

Additional Information

Management Charges: T.B.C.

Tenure: Freehold

Services: Mains Water and Electric - Heating via Air

Source Heat Pump

Council Tax: Band E - West Lindsey

EPC Rating: C

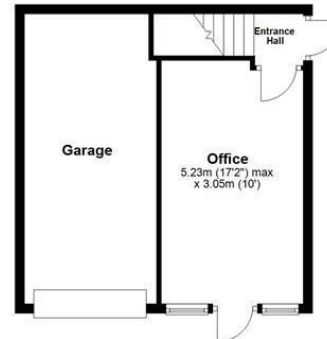




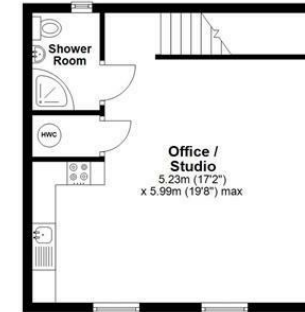


ata ©2025 Imagery ©2025 Airbus, Maxar Technologies

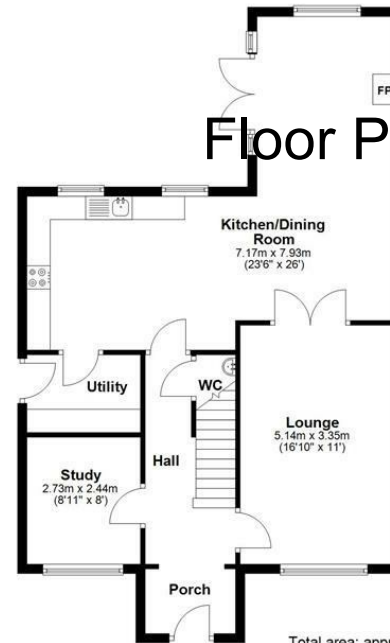
Ground Floor (Annex)
Approx. 38.3 sq. metres (411.8 sq. feet)



First Floor (Annex)
Approx. 37.3 sq. metres (401.7 sq. feet)



Ground Floor
Approx. 77.1 sq. metres (830.0 sq. feet)



First Floor
Approx. 62.7 sq. metres (674.7 sq. feet)



Total area: approx. 215.4 sq. metres (2318.2 sq. feet)
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Floor Plan to Follow

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
England & Wales	EU Directive 2002/91/EC	

Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.