



**39 Hutton Way, Faldingworth,
Market Rasen, LN8 3FT**



Book a Viewing!

£330,000

A modern and spacious four bedroom detached house in the rural village of Faldingworth. This beautiful family home has immaculate internal accommodation comprising of Hall, Cloakroom/WC, Lounge, impressive Open Plan Living Kitchen Diner, Utility Room and a First Floor Landing leading to four Bedrooms, all with fitted wardrobes, an En-suite Shower Room to the Main Bedroom and Family Bathroom. Outside there is a front garden, block paved driveway providing ample off street parking, single garage and electric vehicle charge point. There is an enclosed rear garden backing onto trees and open fields. Viewing of this fine family home is highly recommended.



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SERVICES

All mains services available. Air Source Heat Pump.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

Annual Service Charge Amount - £200.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is situated in the sought after rural village of Faldingworth which has a village primary school and public house. Faldingworth lies on the A46 road between Market Rasen and Lincoln. Market Rasen is a small market town offering a range of shopping and schooling facilities to include primary school, De-Aston comprehensive school, railway link to mainline stations, golf club and Lincolnshire's only racecourse. The Historic City of Lincoln, the port of Grimsby, the Humber Bank, Humberside International Airport, Doncaster Airport and the A1 road link and M180 motorway link are within commuting distance.





ACCOMMODATION

HALL

With staircase to the first floor, bespoke under stairs storage, tiled flooring and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks, spotlights and radiator.

LOUNGE

15' 9" x 11' 8" (4.82m x 3.57m) With double glazed window to the front aspect, electric fire set within a feature fireplace, laminate flooring and two radiators.



OPEN PLAN LIVING KITCHEN DINER

22' 4 (max)" x 22' 3 (max)" (6.81m x 6.78m) Fitted with a modern range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, Induction hob with extractor fan over, integrated microwave and dishwasher, space for fridge freezer, tiled flooring and splashbacks, two radiators, two double glazed windows to the rear aspect and double glazed French doors to the rear garden.

UTILITY ROOM

With a range of wall and base units with work surfaces over, tiled flooring and splashbacks, space for washing machine, double glazed window to the rear aspect and door to the garden.



FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

14' 10" x 13' 3" (4.54m x 4.05m) With double glazed window to the front aspect, built in wardrobe and radiator.

EN-SUITE SHOWER ROOM

Fitted with a stylish three piece suite comprising of shower cubicle with Aqualisa smart shower with mobile app controls, close coupled WC and wash hand basin in a vanity style unit with storage beneath, towel radiator, tiled flooring and double glazed windows to the front aspect.

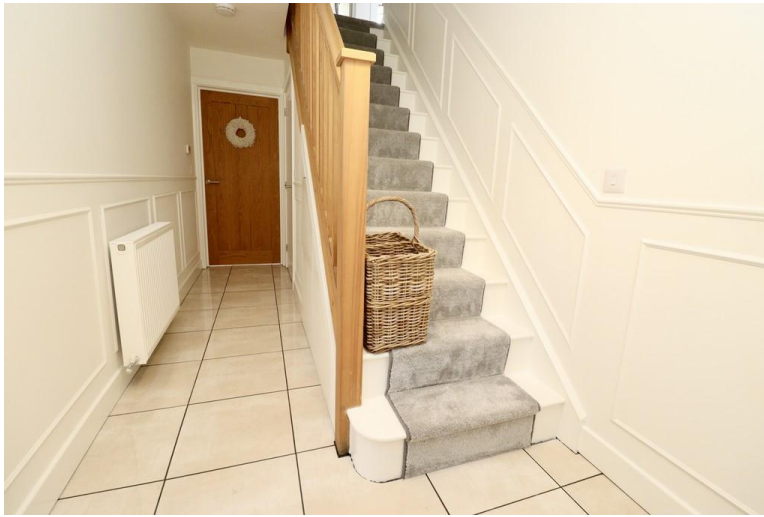
BEDROOM 2

13' 5" x 9' 3" (4.11m x 2.83m) With double glazed window to the front aspect, built in wardrobe and radiator.

BEDROOM 3

11' 6" x 11' 3" (3.51m x 3.44m) With double glazed window to the rear aspect, built in wardrobe and radiator.





BEDROOM 4

10' 0" x 9' 3" (3.07m x 2.83m) With double glazed window to the rear aspect, built in wardrobe and radiator.

BATHROOM

Fitted with a stylish three piece suite comprising of p-shaped panelled bath with Aqualisa smart shower with mobile app controls, close coupled WC and wash hand basin in a vanity style unit with storage beneath, towel radiator, tiled flooring and double glazed windows to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden with decorative shrubs and a block paved driveway providing off street parking for multiple vehicles and access to the garage. The single garage has an up and over door to the front, light and power. There is also an electric vehicle charge point. To the rear of the property there is a generous enclosed garden backing onto woodland and fields, laid mainly to lawn with patio seating area, decorative shrubs and flowerbeds.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

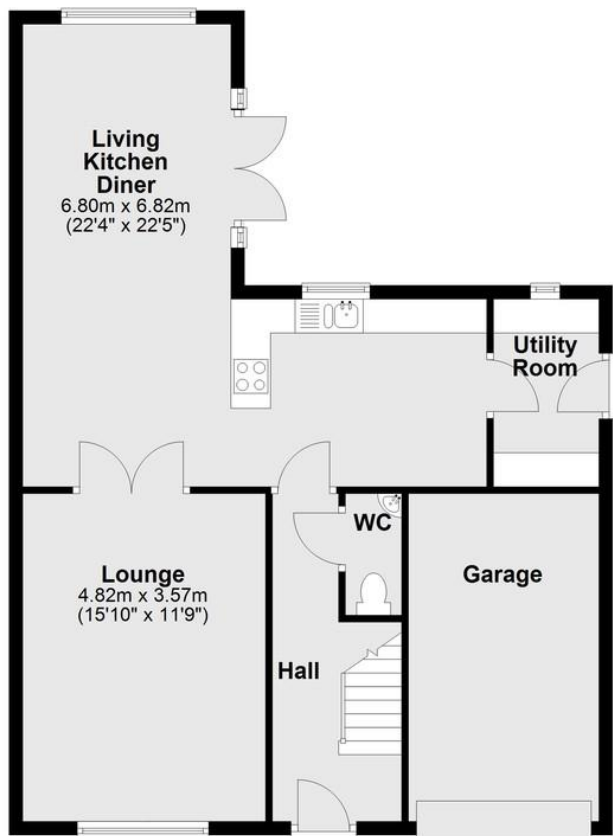
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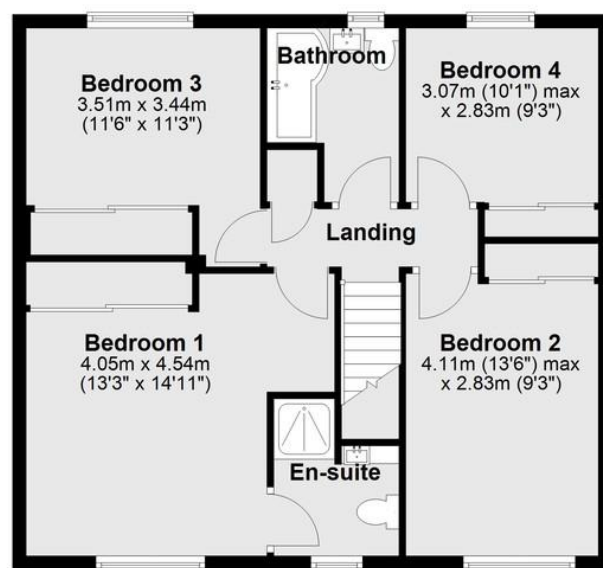
Ground Floor

Approx. 77.4 sq. metres (832.6 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.2 sq. feet)



Total area: approx. 143.3 sq. metres (1542.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

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