



- Extended Family Home
- Four Bedrooms & Two Bathrooms
- Extensive Open Plan Living
- Sitting Room & Family Room
- Landscaped Rear Garden
- Modern Garden Cabin (For sale by separate negotiation)
- Driveway Parking With EV Charing Point
- Air Source Heat Pump/EPC: 77C

Hutton Way, Faldingworth, LN8 3FT
£420,000



Situated in the village of Faldingworth is this extended family home boasting extensive open plan living. The ground floor comprises a welcoming entrance hall, a downstairs WC, a 20'5" sitting room with bay fronted facade, equally as large breakfast kitchen measuring 20'5" and features a range of integrated Neff appliances and opens out onto a 8m lounge diner extension with a five-panel bi-folding doors and access to a garage conversion which now has a useful family room measuring 15'0" x 8'11". Completing the ground floor is a utility room which provides space and plumbing for laundry appliances.

Rising to the first floor are four well-proportioned bedrooms, with the master bedroom featuring built-in wardrobe as well as bedroom two. Whilst there is a family bathroom with a three-piece suite, the master bedroom also benefits from it's own private en-suite shower room.

Externally the home comes with a well-landscaped garden with a patio seating area - ideal for entertaining and relaxing with guests, with a combination of a modern garden cabin which could be used for a variety of uses - currently being used as a home bar (for sale by separate negotiation).

The home comes with an EPC rating on 77C, with a higher potential rating going to be 86B (subject to the necessary recommendations on the EPC rating). The property is powered by air source heat pump and comes with EV car charging point and driveway parking for multiple vehicles.

Hutton Way is surrounded by a range of properties and green areas, well known for it's friendly neighbourhood with a heavy family presence, schooling nearby and the larger secondary schooling is available at William Farr CofE in Welton/Dunholme.

For further details and viewing request. Please contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hallway

Composite front door entry to the front aspect, wood effect flooring, a radiator, an understairs storage cupboard, and stairs rising to the first floor. Access to the kitchen diner and the sitting room. Access to:

Downstairs WC

2' 9" x 6' 2" (0.84m x 1.88m)

Low-level WC, hand wash basin unit, an extractor unit, and a radiator.

Sitting Room

20' 5" plus bay x 11' 5" (6.22m x 3.48m)

French doors to the rear aspect leading to the rear garden, a radiator, and a uPVC double-glazed bay window to the front aspect. Double door entrance from the entrance hall.

Breakfast Kitchen

20' 5" x 9' 3" (10'8" max) (6.22m x 2.82m)

Range of base and eye level units with counter worktops, integrated appliances such as a Neff double oven, hob, extractor hood, an integrated dishwasher, uPVC double-glazed window to the front aspect, external door to the side aspect, a radiator, and tiled flooring. Access to the utility room and opening out to the lounge diner.

Utility Room

6' 8" x 5' 2" (2.03m x 1.57m)

Space and plumbing for a range of utility appliances, a radiator, and a uPVC double-glazed window to the rear aspect.

Lounge Diner

25' 9" x 11' 9" max (7.84m x 3.58m)

Tiled floor, 3 vertical radiators, a feature sky lantern, and 5-panel bi-folding doors. Extension applied for in 2019 and completed by a local builder in 2021.

Family Room

15' 0" x 8' 11" (4.57m x 2.72m)

Previously converted from the original garage. Having a uPVC double-glazed window to the front aspect, a radiator, power points, and storage space measuring 2'8" x 8'11" (0.81m x 2.72m).

First Floor Landing

Loft access, a radiator, airing cupboard housing the Mitsubishi Ecodan heating system, powered by the externally located air source heat pump.

Master Bedroom

12' 3" max to back of wardrobes x 11' 8" (3.73m x 3.55m)

A uPVC double-glazed window to the front aspect, a radiator, and a built-in wardrobe with mirror sliding doors. Access to:

En-Suite Shower Room

6' 9" x 5' 6" (2.06m x 1.68m)

Shower cubicle, a low-level WC, a pedestal hand wash basin unit, a heated towel rail, a uPVC double-glazed obscured window to the front aspect, a half tiled surround, and an extractor unit.

Bedroom 2

10' 11" x 10' 6" (3.32m x 3.20m)

A uPVC double-glazed window to the front aspect, a built-in wardrobe with mirror-effect sliding doors, and a radiator.

Bedroom 3

12' 3" x 7' 10" max (3.73m x 2.39m)

A uPVC double-glazed window to the front aspect and a radiator.

Bedroom 4

9' 8" x 7' 6" min (9'8") max (2.94m x 2.28m)

A uPVC double-glazed window to the front aspect and a radiator.

Bathroom

7' 5" x 6' 2" max (2.26m x 1.88m)

Three-piece suite comprising panelled bath with a handheld showerhead, a pedestal hand wash basin unit, a low-level WC, a uPVC double-glazed obscured window to the rear aspect, a heated towel rail and partial tiled surround.

Outside Rear

Landscaped garden with a large paved seating area with a manicured lawned area, enclosed with fenced perimeters and housing a modern garden cabin (for sale by separate negotiation)- currently utilised as a home bar.

Outside Front

Driveway parking for multiple vehicles with access to an EV car charging point.

Agents Note 1

The property comes with an annual communal charge for green areas. The charge is currently £175.02 per annum.





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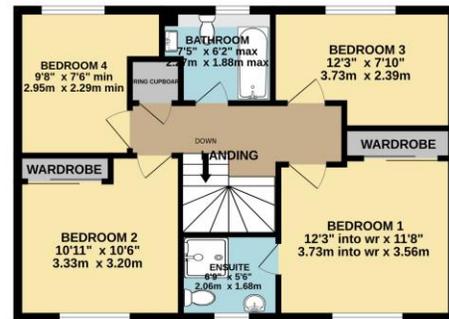
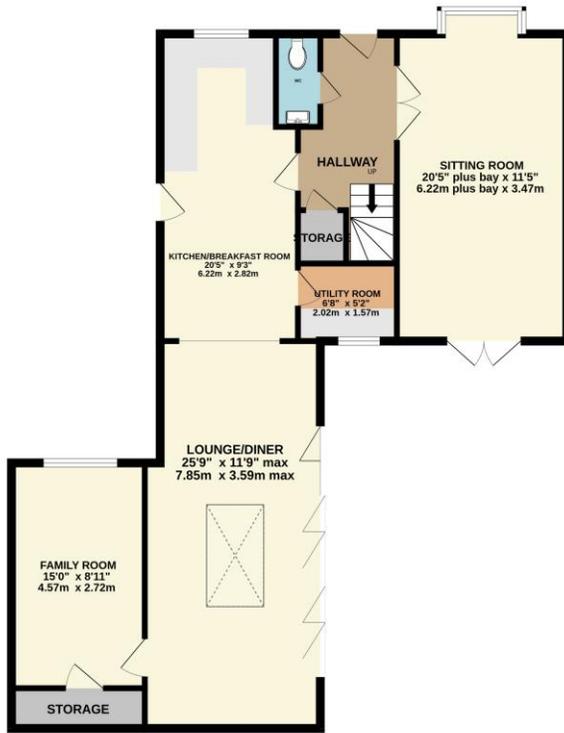


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GROUND FLOOR
1018 sq.ft. (94.5 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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