



## Domek, Stocks Lane

Faldingworth, Market Rasen, LN8 3SH

**£395,000**

A larger than average four bedroomed detached family bungalow located in the popular village of Faldingworth, which lies to the north of the historic Cathedral and University City of Lincoln and just south of the Market Town of Market Rasen. The property has spacious living accommodation to Reception Hallway, Lounge, Conservatory, Dining Kitchen, Utility Room, WC, Family Bathroom, Master Bedroom with En-suite facilities and three further Bedrooms (one bedroom is currently being used as a Study and one as a Dining Room). The property also benefits from Solar Panels. Outside the property is approached via a blocked paved driveway with mature shrubs and trees to the front. To the side of the property there is a lawned garden, concealed gas tank, detached double garage with workshop to the rear, vegetable plots and greenhouse. There is a formal lawned garden to the rear of the property with mature shrubs and trees and backs onto a tree lined churchyard. The property is being sold with No Onward Chain.



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**SERVICES**

Mains electricity, water and drainage. Calor Gas Central Heating. The property also benefits from Solar Panels.

**EPC RATING – F.**

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

From Market Rasen take the A46 towards Lincoln. On entering the village of Faldingworth take the first right turn on the right onto Spridlington Road and turn right again onto Stocks Lane where the property is the last bungalow on the right hand side.

**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.



#### RECEPTION HALLWAY

With leaded UPVC window and door to the front aspect, doors to the family bathroom, kitchen, lounge and four bedrooms, radiator, Karndean flooring and access to the roof void.

#### BEDROOM 1

14' 10" x 12' 1" (4.54m x 3.70m) , with walk-in double glazed UPVC leaded bay window to the front aspect, radiator, door to en-suite and fitted wardrobes.

#### EN-SUITE

8' 3" x 5' 10" (2.52m x 1.79m) , with UPVC double glazed leaded window to the side aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, partly tiled walls and radiator.

#### BEDROOM 2

12' 1" x 11' 5" (3.69m x 3.48m) , with UPVC double glazed leaded window to the front aspect, radiator and fitted bedroom furniture.

#### BEDROOM 3

12' 9" x 10' 7" (3.90m x 3.24m) (currently being used as a Dining Room), with UPVC double glazed leaded window to the side aspect and radiator.

#### BEDROOM 4

8' 11" x 10' 5" (2.74m x 3.20m) (currently being used as a Study), with UPVC double glazed leaded window to the front aspect and radiator.

#### FAMILY BATHROOM

8' 2" x 12' 2" (2.51m x 3.72m) , with UPVC double glazed leaded window to the side aspect, suite to comprise of bath, separate shower cubicle, WC and wash hand basin, partly tiled walls, fitted vanity cupboards, radiator and airing cupboard.

#### LOUNGE

18' 1" x 12' 2" (5.53m x 3.71m) , with UPVC double glazed leaded windows to the side aspect, UPVC double glazed leaded windows and double doors to the conservatory, wall lights, gas fire with marble hearth and wooden surround and a radiator.

#### CONSERVATORY

10' 5" x 12' 5" (3.20m x 3.80m) , with double glazed windows and doors to the rear aspect, power, lighting and radiator.

#### KITCHEN DINER

14' 11" x 11' 10" (4.55m x 3.62m) , with UPVC double glazed leaded window overlooking the rear garden, doors to the utility room and reception hallway, fitted with a range of base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap above, integral oven and grill, four ring hob with extractor fan, integral dishwasher, space for fridge, wall mounted units with complementary splashbacks and radiator.

#### UTILITY ROOM

12' 9" x 9' 10" (3.91m x 3.00m) , with UPVC double glazed leaded window to the rear aspect, door to the rear aspect, fitted with base units with work surfaces over, space for automatic washing machine, a wall mounted calor gas central heating system and door to WC.

#### WC

With WC, wash hand basin, partly tiled walls and radiator.





## DOUBLE GARAGE

17' 5" x 18' 9" (5.31m x 5.73m) , with two electric doors to the front aspect, door to the side aspect, power and lighting.

## WORKSHOP

9' 6" x 17' 2" (2.92m x 5.25m) , with two UPVC windows overlooking the rear garden, door to the side aspect, power and lighting.

## OUTSIDE

To the front of the property there is an elevated block paved driveway with mature shrubs and trees. To the side of the property there is a lawned garden, concealed gas tank, detached double garage with workshop to the rear, vegetable plots, greenhouse, and views over farmland. The property also backs onto an idyllic, tree lined churchyard. There is a formal lawned garden to the rear of the property with flowerbeds, mature shrubs, trees, and paved seating areas.



### WEBSITE

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Move with Us and Sills and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

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The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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### 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 the 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

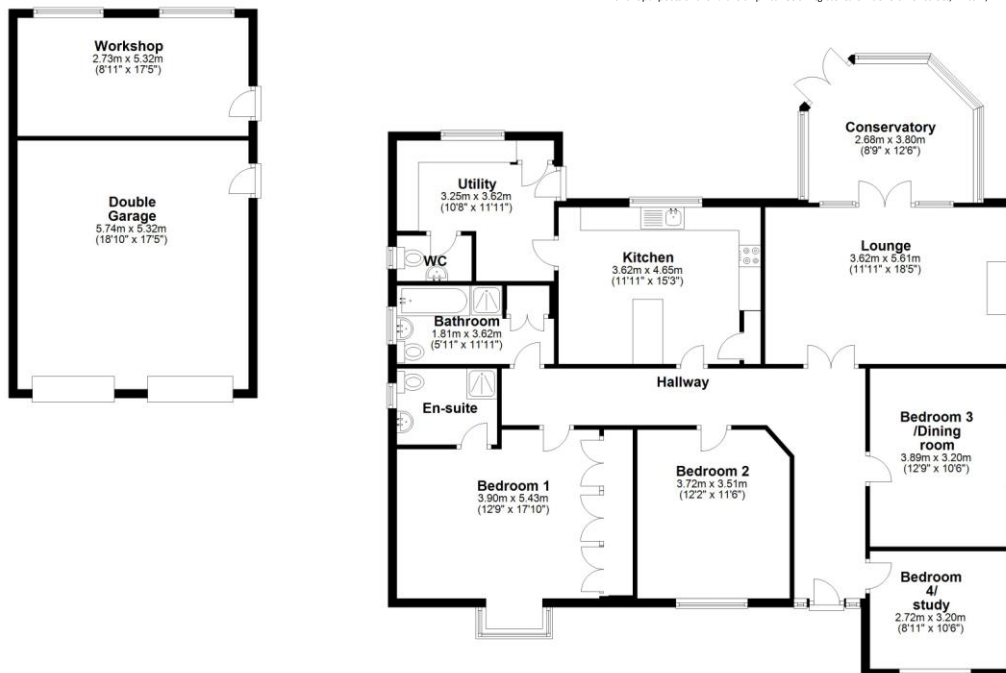
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

### Ground Floor

Approx. 194.7 sq. metres (2095.7 sq. feet)

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