



Field View, Stocks Lane
Faldingworth, LN8 3SH



Book a Viewing!

£450,000

A truly exceptional Four Bedroom Detached Family Home, beautifully refurbished and thoughtfully extended to an impeccable standard. Situated on the edge of the highly sought after village of Faldingworth, the property enjoys a peaceful setting between the historic Cathedral and University city of Lincoln and the charming market town of Market Rasen. The property offers spacious and contemporary living, comprising a welcoming Entrance Hallway, a comfortable Lounge and a stunning Open Plan Living, Dining and Kitchen area. This impressive space features a range of modern fitted appliances and a striking ceiling lantern, flooding the room with natural light. Additional accommodation includes a Utility Room and a convenient Cloakroom/WC. There are Four well proportioned Bedrooms, including a superb Master with En-suite Shower Room, alongside a stylishly refitted four piece Family Bathroom. Externally, the Bungalow is positioned on a quiet country lane with picturesque open countryside views .



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SERVICES

Electricity, water and drainage mains services available.
LPG central heating.

EPC RATING – E.

COUNCIL TAX BAND – D (West Lindsey DC).

TENURE - Freehold.

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. Additionally, the village lies within the catchment area for William Farr School and is conveniently served by a regular bus service.



ACCOMODATION

ENTRANCE HALL

With wooden laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity stand, chrome towel radiator, tiled splashbacks and flooring.

OPEN PLAN LIVING KITCHEN DINER

27' 5" x 22' 6" (8.37m x 6.86m) An impressive open plan living space, with a striking ceiling lantern as its main focal point, flooding the room with an abundance of natural light. The contemporary Kitchen is fitted with a range of modern wall and base units, complemented by sleek work surfaces. It features a composite sink and drainer with a mixer tap, twin eye level integrated double ovens with grills, five ring electric hob with an extractor fan above and integrated dishwasher, fridge/freezer.

A central island with a breakfast bar offers additional storage and generous worktop space, enhanced by downlighters and providing an ideal informal dining area. The space is further enhanced by spotlights, laminate flooring and the comfort of underfloor heating. Two double glazed windows to the side aspect allow for additional natural light, while sliding patio doors open onto the rear garden, offering delightful views over open countryside, completing this exceptional room.



UTILITY ROOM

Fitted with wall and base units with work surfaces over to compliment the kitchen, stainless steel sink with side drainer and mixer tap over, space for washing machine and tumble drier, radiator and double glazed window and door to the side aspect.

LOUNGE

15' 3" x 9' 10" (4.65m x 3.00m) With double glazed window to the side aspect, double glazed French doors onto the rear garden with open countryside views and radiator.



BEDROOM 1

12' 10" x 11' 7" (3.92m x 3.54m) With double glazed window to the side aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with rainfall shower head, close coupled WC and wash basin in a vanity style unit, chrome towel radiator, tiled flooring and splashbacks, fitted mirrored cupboard housing the gas central heating boiler with storage shelving and double glazed window to the side aspect.





BEDROOM 2

13' 10" x 12' 4" (4.24m x 3.78m) With two double glazed windows to the side aspect and radiator.

BEDROOM 3

12' 4" x 9' 5" (3.78m x 2.88m) With double glazed window to the front aspect and radiator.

BEDROOM 4

9' 4" x 8' 1" (2.86m x 2.48m) With double glazed window to the side aspect, laminate flooring and radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, walk-in shower cubicle with rainfall shower head, close coupled WC and wash basin in a vanity style unit, tiled flooring and splashbacks, chrome towel radiator and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a securely gated gravelled driveway providing ample off road parking and giving access to the Garage. The garage has up-and-over door to the front, double glazed window to the side aspect, light and power. To the rear of the property there is a generous garden backing onto open countryside. The garden is laid mainly to lawn with block paved seating area, paved seating area, mature trees and summer house.





WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

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An independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 015 22 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:

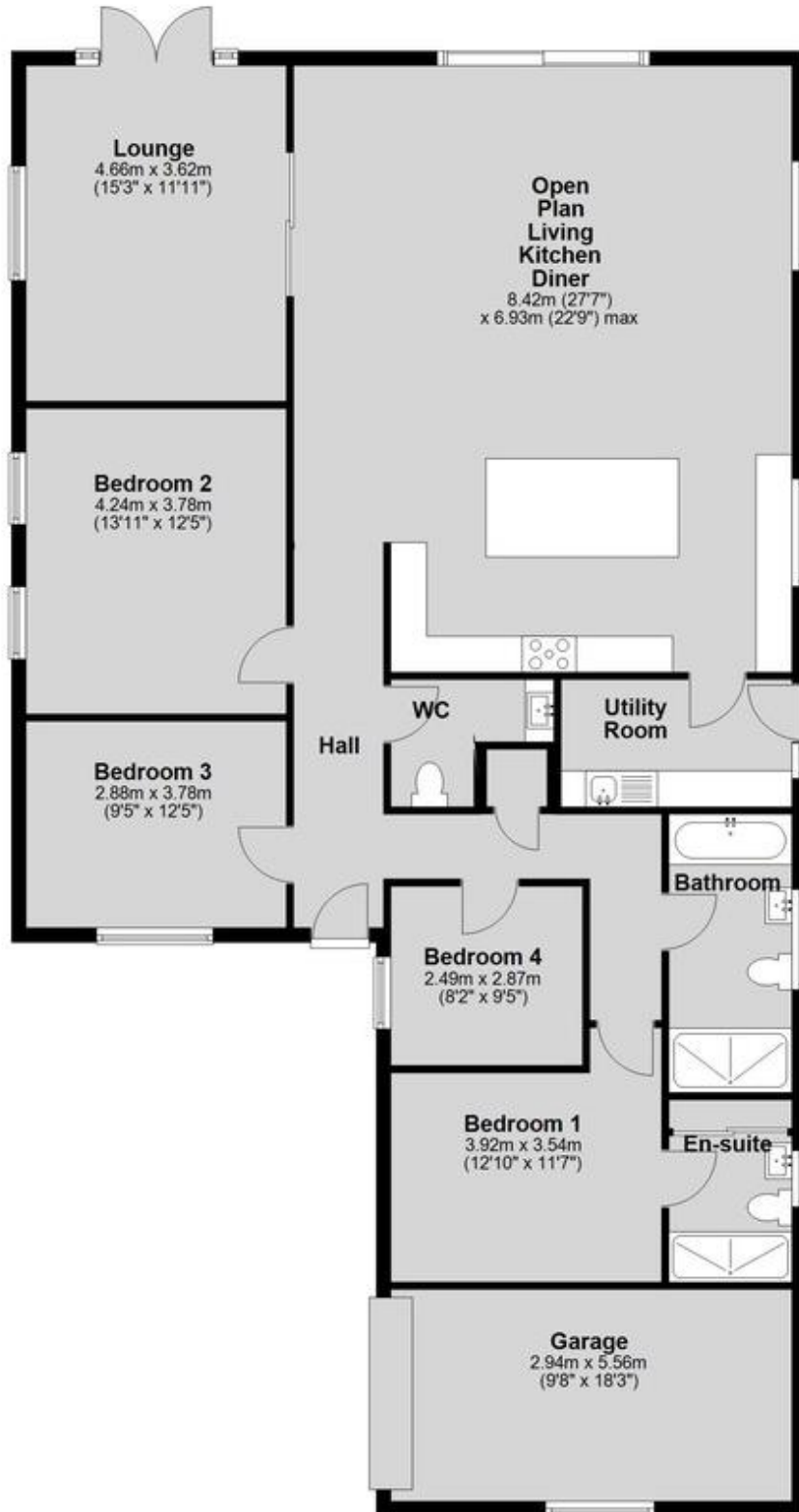
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Ground Floor

Approx. 174.1 sq. metres (1874.5 sq. feet)



Total area: approx. 174.1 sq. metres (1874.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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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