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Buslingthorpe Road, Faldingworth

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When it comes to
property it must b

 **lovelle**



£370,000



BESPOKE DETACHED BUNGALOW, in Picturesque rural location with open field views. IMMACULATELY PRESENTED throughout comprising entrance hall, lounge, bespoke kitchen diner, utility, 2 double bedrooms, ensuite bathroom, shower room. with Generous gardens front & rear, garage and driveway. **VIEWING ADVISED**

Key Features

- Bespoke Detached Bungalow
- Immaculately Presented
- Picturesque Rural Location
- Open Field Views to Front & Rear
- Entrance Hall, Lounge, Kitchen Diner
- Utility Room, Shower Room
- EPC rating TBC
- Tenure: Freehold





Situation

Faldingworth is a village and civil parish in the West Lindsey district of Lincolnshire, England. It is situated on the A46, and approximately 5 miles (8 km) south-west from Market Rasen. Faldingworth has a primary school serving the parishes of Faldingworth, Buslingthorpe, Newton, Freisthorpe and Snarford.

Entrance Hall

1.35m x 2.41m (4'5" x 7'11")

double glazed entrance door and wood flooring

Lounge

5.2m x 4.99m (17'1" x 16'5")

double glazed windows to front and side aspects, radiator, feature fireplace with log burner inset and wood flooring

Kitchen Dining Area

6.18m x 3.33m (20'4" x 10'11")

a range of fitted bespoke Murdoch Troon wooden wall and base units, solid wood worksurfaces, double ceramic Belfast sink unit, space for fridge freezer, space for 'range' style cooker, tiled splash backs, wood flooring, double glazed windows to side and rear aspects and uPVC French doors to rear

Utility Room

2.89m x 3.34m (9'6" x 11'0")

a range of fitted wall and base units, space and plumbing for dishwasher, stainless steel sink unit, space and plumbing for washing machine, tiled splash backs, vinyl flooring, radiator, wall mounted boiler, double glazed window to rear aspect and uPVC rear entrance door

Hallway

5.34m x 1.17m (17'6" x 3'10")

wood flooring, roof void access and radiator

Bedroom 1

4.63m x 5m (15'2" x 16'5")

double glazed windows to front and side aspects and radiator

Ensuite Bathroom

2.7m x 3.31m (8'11" x 10'11")

4 piece suite comprising low level WC, pedestal hand wash basin, freestanding bath, shower cubicle, radiator, vinyl flooring and double glazed window to rear aspect

Bedroom 2

3.3m x 3.69m (10'10" x 12'1")

double glazed window to front aspect, radiator and fitted wardrobes

Shower Room

1.76m x 3.28m (5'10" x 10'10")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

Gardens

occupying a generous plot of approx 0.3 acre being mostly laid to lawn, with paved patio area, mature planted shrubs and field views

Garage

up and over door, power, lighting and side entrance door

Driveway

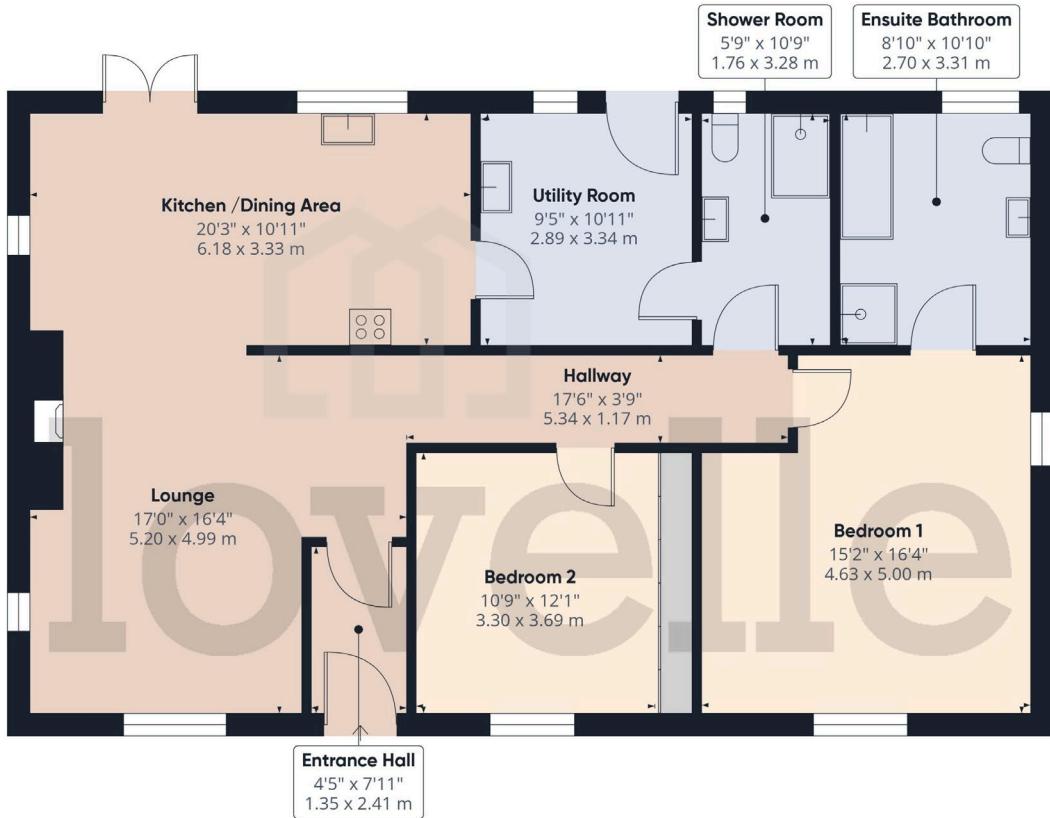
extensive gravelled driveway providing ample off road parking for a number of vehicles

Agents Notes

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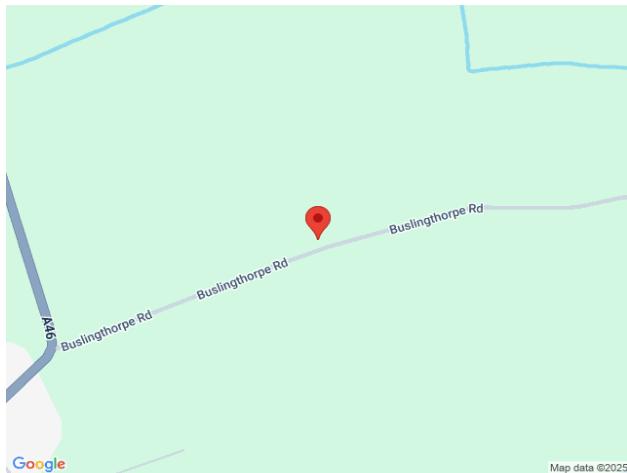


Approximate total area⁽¹⁾
1206 ft²
112.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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