



- Semi-Detached House
- Four Bedrooms Over Three Floors
- Approx 1,300 Sq Ft
- Non Overlooked Garden
- Kitchen Diner & First Floor Lounge
- En-Suite, Bathroom & Ground Floor WC
- Landscaped Rear Garden
- Driveway Parking & Garage

Hutton Way, Faldingworth, LN8 3FT
£284,950





Starkey & Brown are delighted to offer for sale this impressive semi-detached family home, offering approximately 1,300 sq. ft. of versatile accommodation arranged over three floors. Situated in the popular village of Faldingworth, this property provides ample space for a growing family. The ground floor accommodation comprises a welcoming entrance hallway, a downstairs WC, a study/fourth bedroom, and a spacious open-plan kitchen diner measuring an impressive 16'9" x 17'6" max with French doors leading out to the rear garden. To the first floor, a generous landing leads to a 16'10" lounge with elevated views over the rear, a double bedroom, and the family bathroom. The second floor features two further bedrooms, including a master bedroom with its own en-suite shower room. Externally, the rear garden is non-overlooked and features artificial turf, a timber decking area, and a patio area, making maintenance easy. Finally, there is a private driveway providing off-road parking for multiple vehicles, additional gravelled parking to the front, and access to a single garage with power and lighting. Faldingworth is a desirable village location situated just a 15-minute drive from Lincoln city centre. It benefits from close proximity to the neighbouring village of Welton, home to the highly regarded William Farr Church of England Comprehensive School, as well as Market Rasen, which offers further schooling, transport links, and local amenities. For further details or to arrange a viewing, please contact Starkey & Brown today. Council tax band: C. Freehold.



Entrance Hallway

Composite front entrance door, single radiator, wall-mounted consumer unit, and access to the downstairs WC and ground floor rooms.

Downstairs WC

5' 9" x 2' 9" (1.75m x 0.84m)

Pedestal hand wash basin, low-level WC, single radiator, extractor unit, and a uPVC double-glazed obscured window to the side aspect.

Bedroom 4/Study

9' 7" x 10' 0" (2.92m x 3.05m)

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

Kitchen/Diner

16' 9" max x 17' 6" max (5.10m x 5.33m)

Fitted with a range of wall and base units with counter worktops, an integrated double oven with a 4-ring hob and extractor hood above, space and plumbing for laundry appliances, and a fridge/freezer (to remain with the sale). Features tiled flooring, a single radiator, a stainless steel sink and drainer unit, a uPVC double-glazed window to the rear aspect, and French doors opening onto the rear garden.

First Floor Landing

A spacious landing with uPVC double-glazed windows to both the front and side aspects, a single radiator, and access to the lounge, bedroom 3, and the family bathroom.

Lounge

11' 0" x 16' 10" (3.35m x 5.13m)

Two uPVC double-glazed windows to the rear aspect and a single radiator.

Bedroom 3

10' 2" x 10' 7" max (3.10m x 3.22m)

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

Family Bathroom

10' 1" x 5' 10" (3.07m x 1.78m)

Fitted suite comprising a panelled bath with shower head over and tiled surround, vanity hand wash basin unit, low-level WC, heated towel rail, and an extractor unit.

Second Floor Landing

Access to bedroom 2 and the master bedroom.

Bedroom 2

13' 5" x 10' 7" (4.09m x 3.22m)

A uPVC double-glazed window to the front aspect, a single radiator, and access to a boarded and insulated loft space.

Bedroom 1

11' 6" x 12' 4" (3.50m x 3.76m)

Having a uPVC double-glazed window to the rear aspect, a single radiator, a wardrobe (to remain with the sale), and direct access into the en-suite shower room.

En-Suite Shower Room

4' 4" x 10' 1" (1.32m x 3.07m)

Velux window, walk-in shower cubicle, low-level WC, pedestal hand wash basin, extractor unit, and vinyl flooring.

Outside Front

Driveway parking provides space for multiple vehicles, alongside a gravelled front area capable of accommodating an additional vehicle.

Outside Rear

A fully landscaped, non-overlooked rear garden featuring artificial turf, a timber decking area, and a paved patio area. Includes an air-source heat pump unit, an external water source, and side access to both the driveway and garage.

Single Garage

18' 7" x 9' 9" (5.66m x 2.97m)

Up-and-over front door, with power and lighting connected.

Agents Note

The property is subject to an annual maintenance charge of approximately £220.





TOTAL FLOOR AREA: 1465 sq.ft. (136.1 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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