



52 Hutton Way

Faldingworth, Market Rasen, LN8 3FT



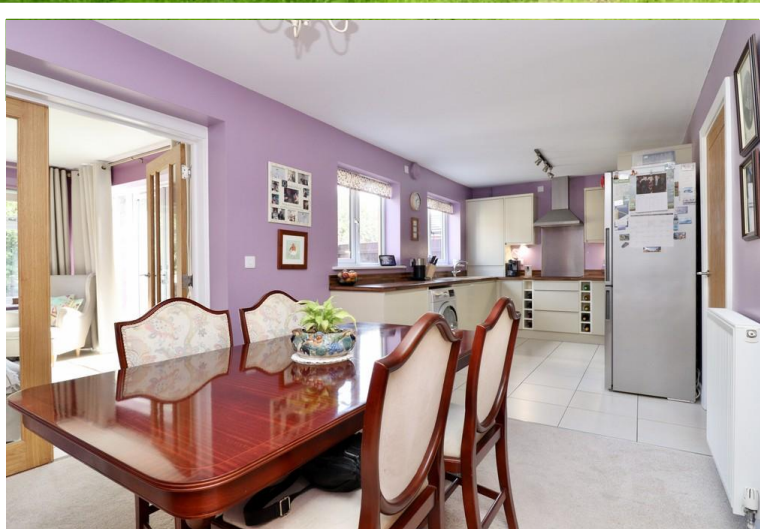
Book a Viewing!

£295,000

This beautifully presented 4-bedroom detached house is situated in a quiet cul-de-sac within the village of Fladingworth. It offers easy access to both Market Rasen and Lincoln, as well as the nearby village of Welton, which provides additional facilities and local schooling. Approximately 8 years old, the property has been immaculately maintained and benefits from 2 years of remaining warranty. The accommodation includes an Entrance Hall, WC and a spacious Lounge, the modern Kitchen-Diner with double doors leading into a bright Sitting Room which overlooks the rear garden. Upstairs, the landing leads to four Bedrooms and a Family Bathroom, with the main Bedroom featuring an En-suite. Outside, the driveway provides off-road parking and access to the garage, which has an electric door. The rear garden, complete with a seating area, overlooks an orchard area. The property is set back from the road and enjoys views over a pleasant green space. Viewing is essential.



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SERVICES

Mains electricity and water. Electric Central Heating via an Air Source Heat Pump.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

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.



Annual Estate Charge - Approx. £183

All figures should be checked with solicitors prior to exchange of contracts.

ACCOMMODATION

ENTRANCE HALL

With external door, stairs to the first floor and radiator.

LOUNGE

16' 6" x 10' 10" (5.03m x 3.3m), with UPVC double glazed window, tiled flooring, electric fire and surround and radiator.

WC

With UPVC double glazed window, low level WC, wash hand basin, radiator and extractor fan.

KITCHEN/DINER

23' 7" x 9' 3" (7.19m x 2.82m), with two UPVC double glazed windows, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, integral double oven, four ring induction hob with extractor fan over, composite sink unit and drainer, space for fridge freezer, plumbing for washing machine, radiator and double doors to the sitting room.

SITTING ROOM

12' 0" x 10' 0" (3.66m x 3.05m), with UPVC double glazed double doors, three UPVC double glazed windows, tiled flooring and radiator.



FIRST FLOOR LANDING

With UPVC double glazed window, access to the roof void and radiator.

BEDROOM 1

12' 11" x 10' 0" (3.94m x 3.05m), with UPVC double glazed window, fitted wardrobe and radiator.

EN-SUITE

7' 3" x 5' 9" (2.21m x 1.75m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shower cubicle with tiled surround, partly tiled walls, heated towel rail and extractor fan.



BEDROOM 2

11' 9" x 9' 6" (3.58m x 2.9m), with UPVC double glazed window and radiator.

BEDROOM 3

9' 11" x 8' 0" (3.02m x 2.44m), with UPVC double glazed window and radiator.

BEDROOM 4

9' 5" x 8' 2" (2.87m x 2.49m), with UPVC double glazed window and radiator.



BATHROOM

6' 11" x 5' 11" (2.11m x 1.8m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with shower attachment, heated towel rail and extractor fan.



GARAGE

16' 1" x 8' 6" (4.9m x 2.59m), with electric roller door, power and lighting.

OUTSIDE

To the front of the property there is a lawned garden with a block paved driveway to the side providing off road parking and access to the integral single garage. A path to the side of the property gives access to the rear garden, which is mainly laid to lawn with a patio seating area and selection of plants and shrubs.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 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 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 roughly checked.

GENERAL

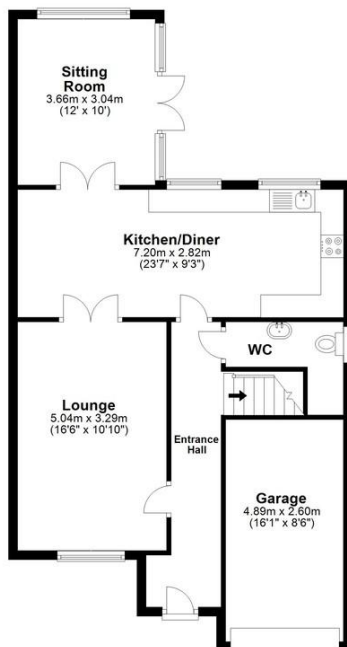
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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Ground Floor

Approx. 76.1 sq. metres (819.5 sq. feet)



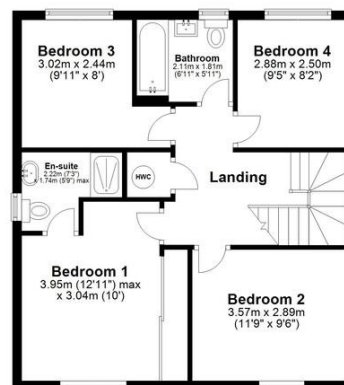
Total area: approx. 134.6 sq. metres (1448.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

First Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

