



**54 Hutton Way, Faldingworth,
Market Rasen, LN8 3FT**



Book a Viewing!

£359,995

This modern 4 bedroom detached home is located in a quiet cul-de-sac and offers a versatile layout, perfect for families or those needing additional living accommodation. The property is well presented throughout and features oak internal doors, an air source heat pump and an EV charging point. The ground floor comprises an Entrance Hall, Study, WC, Lounge and a large L-shaped Kitchen and Living/Dining area. Upstairs there are four Bedrooms, Master Bedroom with an En-Suite and a Family Bathroom. A unique feature of this property is the detached Studio/Annex located above the Garage, with its own Kitchen area, Shower Room and Living space, it offers excellent flexibility for guests or independent living. Additionally, half of the double garage has been converted into a Gym, with the remaining space providing practical storage. The exterior includes a block-paved driveway with gated access to a second driveway leading to the Garage. The private rear garden features a lawn and decking area and overlooks a peaceful open space with mature trees.





SERVICES

Mains electric, water and drainage and air source heat pump.

EPC RATING – C.

COUNCIL TAX BAND – E.

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.



ENTRANCE

Having composite door, vinyl tiled flooring and radiator.

HALLWAY

Having vinyl tiled flooring, stairs rising to first floor landing and radiator.

WC

Having vinyl tiled flooring, low level WC, wash hand basin, extractor fan and radiator.

STUDY

8' 11" x 8' 0" (2.72m x 2.44m) Having uPVC double glazed window, vinyl tiled flooring and radiator.



LOUNGE

16' 10" x 11' 0" (5.13m x 3.35m) Having uPVC double glazed window with fitted blind and radiator.

OPEN PLAN LIVING KITCHEN & DINING

26' 0" x 23' 6" (7.92m x 7.16m) Kitchen having two uPVC double glazed windows, tiled flooring, fitted with a range of wall and base units with work surfaces over and tiled splashback, 1½ stainless steel sink and drainer unit, integrated induction hob with extractor fan over, integrated double oven, integrated dishwasher and breakfast bar. This opens into the living and dining space with uPVC double glazed window and double doors, vinyl tiled flooring and radiator.



UTILITY ROOM

8' 0" x 5' 6" (2.44m x 1.68m) Having uPVC double glazed external door, tiled flooring, base units with work surfaces over and spaces and plumbing for washing machine and tumble dryer, radiator and extractor fan.

FIRST FLOOR LANDING

Having access to roof void, radiator and airing cupboard housing the hot water cylinder.

BEDROOM 1

12' 8" x 11' 3" (3.86m x 3.43m) Having uPVC double glazed window, fitted wardrobes and radiator.



EN-SUITE

6' 7" x 6' 4" (2.01m x 1.93m) Having uPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, shower cubicle with tiled surround, heated towel rail and extractor fan.

BEDROOM 2

11' 6" x 11' 5" (3.51m x 3.48m) Having uPVC double glazed window and radiator.



BEDROOM 3

11' 0" x 10' 11" (3.35m x 3.33m) Having uPVC double glazed window and radiator.

BEDROOM 4

12' 1" x 8' 4" (3.68m x 2.54m) Having uPVC double glazed window, fitted wardrobe and radiator.

BATHROOM

6' 10" x 6' 0" (2.08m x 1.83m) Having uPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, bath with shower attachment, partly tiled walls, heated towel rail and extractor fan.



DETACHED ANNEXE & GYM

ENTRANCE

Having uPVC double glazed external door and stairs rising to the first floor and doorway into the Gym.

GYM

17' 2" x 10' 0" (5.23m x 3.05m) Having uPVC double glazed external door and windows and power points.

STUDIO / ANNEXE

19' 0" x 17' 5" (5.79m x 5.31m) Having three uPVC double glazed windows, two electric radiators, access to roof void and airing cupboard housing the hot water cylinder. Kitchen area has vinyl flooring, fitted with a range of base units with a stainless steel sink and drainer, induction hob with extractor fan over and space for a fridge.

SHOWER ROOM

6' 10" x 4' 9" (2.08m x 1.45m) Having uPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, shower cubicle with tiled surround, heated towel rail and extractor fan.

GARAGE

19' 5" x 9' 4" (5.92m x 2.84m) Having up and over door, power and lighting.



OUTSIDE

To the front of the property there is a block paved driveway providing ample off road parking, this gives access to a further block paved driveway to the side of the property with a secure gate which leads to the detached annexe/gym/garage. To the rear of the property there is a lawned garden with flowerbed surround, decorated slated area, decked seating area and side access into the annexe/gym. Additionally there is an electric car charging point.





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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.

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Ground Floor



First Floor



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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.

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