



## 44 Hutton Way

Faldingworth, Market Rasen, LN8 3FT



Book a Viewing!

**£152,000**

A superb modern Two-Bedroom Mid-Terrace home, ideally located in the popular village of Faldingworth, just a short drive from the market town of Market Rasen. This well-presented property offers contemporary living throughout and is being sold with no onward chain, making it perfect for first-time buyers, investors, or those looking to downsize.





**SERVICES**

Mains electricity, water and drainage services available.  
Air Source Heat Pump.

**EPC RATING – B.**

**COUNCIL TAX BAND – A.**

**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.





#### LOUNGE

16' 11" x 12' 8" (5.16m x 3.86m) A welcoming space with a uPVC window and entrance door to the front aspect, radiator, and staircase leading to the first floor.

#### KITCHEN/DINER

9' 5" x 12' 8" (2.88m x 3.86m) A stylish and practical space with a uPVC window and door opening to the rear garden. Fitted with a range of modern base units and drawers with complementary work surfaces and wall-mounted cupboards, ceramic tiled flooring, a composite sink with drainer and mixer tap, integrated oven and hob with extractor above, spaces for a washing machine and fridge/freezer, ample room for a dining table and open shelving adds a useful finishing touch.



#### WC

Fitted with a low-level WC, wash basin, and tiled flooring.

#### FIRST FLOOR LANDING

Provides access to both bedrooms, with a radiator and loft access.

#### BEDROOM 1

13' x 12' 8" (3.97m x 3.86m) A spacious double bedroom with a uPVC window to the front aspect, radiator, and a built-in cupboard.

#### BEDROOM 2

9' 8" x 12' 8" (2.96 x 3.86m) Overlooking the rear garden, this second bedroom benefits from a uPVC window, radiator, and a walk-in storage cupboard.



#### BATHROOM

Comprising a three-piece suite with a panelled bath and shower over, wash basin, low-level WC, partially tiled walls, and tiled flooring.

#### OUTSIDE

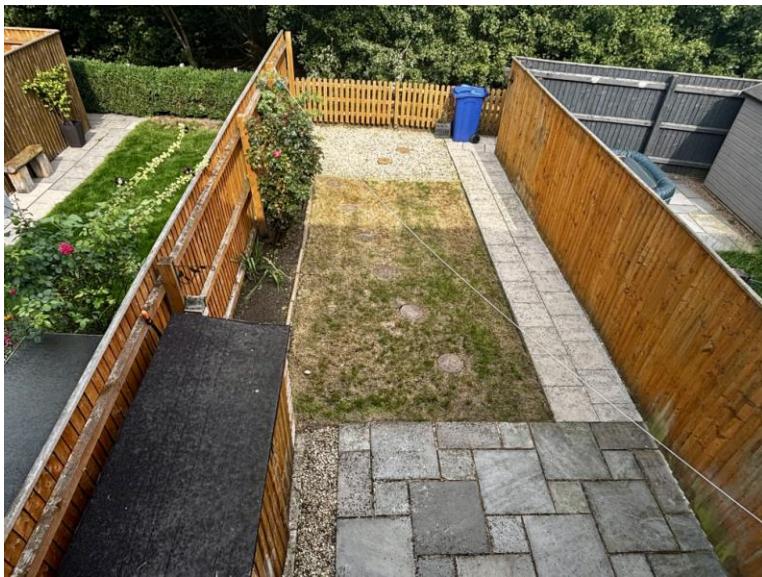
#### REAR GARDEN

Enjoys a mix of a patio, a lawn, gravel beds, and a timber decked seating area-ideal for outdoor dining or relaxation. There is also a useful outdoor storage unit.

#### FRONT GARDEN

The property benefits from an attractive block-paved driveway offering allocated off-road parking.





#### WEBSITE

Our detailed web site 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](http://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

Solicitors & Betteridge, Ringos 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.

CWHL, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 them Mundys Financial Services 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:

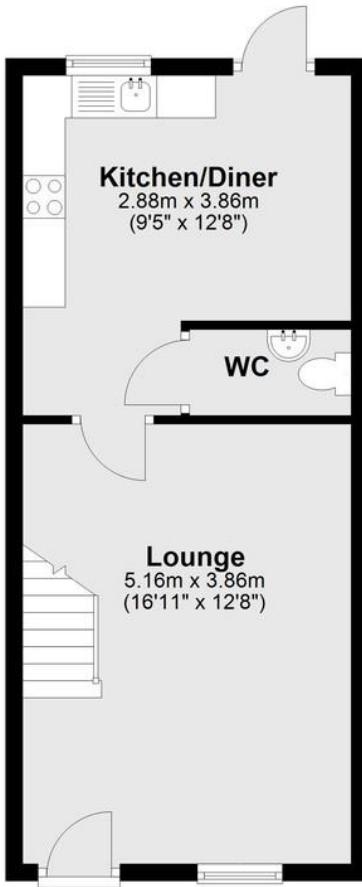
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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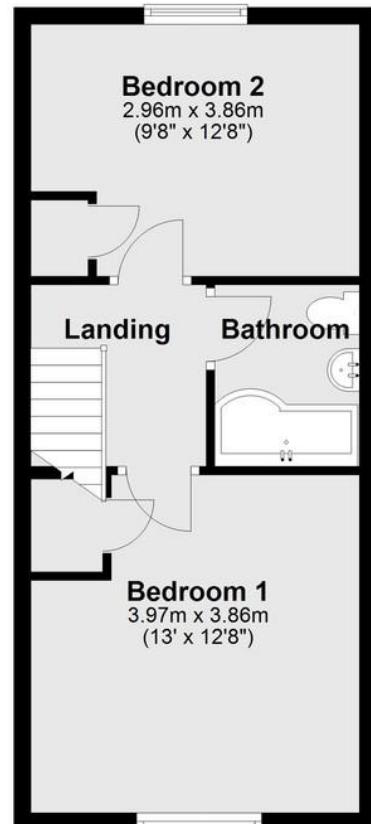
## Ground Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 71.4 sq. metres (768.6 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 and 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.

