



**Winsover, High Street, Faldingworth,  
Market Rasen, LN8 3SE**



**Book a Viewing!**

**£410,000**

This impressive bungalow offers a remarkable blend of space and comfort, perfect for families or those seeking a tranquil retreat. Spanning an expansive 1,808 square feet, the property boasts five generously sized bedrooms and two well-appointed bathrooms and an additional en-suite, ensuring ample accommodation for all. Upon entering, you are greeted by a large lounge featuring a delightful fireplace, creating a warm and inviting atmosphere. This space seamlessly connects to a snug that can serve as an office or playroom, providing versatility for modern living. The heart of the home is undoubtedly the traditional farmhouse-style breakfast kitchen, which is both functional and welcoming. Complemented by an adjoining rear lobby for further seating space and a pantry, making it ideal for culinary enthusiasts. In addition to the main living areas, the bungalow includes an additional bedroom with an adjoining family bathroom, which could easily serve as a guest suite or a private space for older children or relatives. The large conservatory offers a bright and airy space that could cater to various needs, including potential annexe requirements. The property is set within beautifully established wraparound gardens, providing a serene outdoor space for relaxation and recreation. The gated rear driveway offers parking for several vehicles, along with a garage and storage outbuildings, perfect for those with a passion for gardening or DIY projects. This bungalow is a rare find, combining spacious living with the potential for multi-generational accommodation, all within a picturesque setting. It is a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in the heart of Faldingworth.



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#### **SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

#### **EPC RATING – E**

#### **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, offering excellent commuting links. Market Rasen is a small market town offering a range of shopping and schooling facilities to include primary school, De-Aston comprehensive school, William Farr C of E Comprehensive School, railway link to mainline stations, golf club and Lincolnshire's only race course. The Historic City of Lincoln, the port of Grimsby, the Humber Bank, Newark Northgate East Coast Train Station, Humberside International Airport, Doncaster Airport and the A1 road link and M180 motorway link are within commuting distance.





## ACCOMMODATION

### ENTRANCE HALL

The large, welcoming entrance hall provides access to all principal living accommodation, flowing onto the Inner Hallway and with doors to the Lounge and Kitchen.

### LOUNGE

16' 4" x 12' 11" (4.99m x 3.95m) A spacious and bright reception room with feature fireplace and double doors to snug.

### SNUG

9' 8" x 12' 11" (2.95m x 3.95m) With window to the front, this useful room could be utilised as a Study, Snug, Reading Room or Playroom.

### BREAKFAST KITCHEN

18' 0" x 12' 5" (5.50m x 3.80m) With a traditional farmhouse theme and large window to the side, the Kitchen area offers ample space for storage, appliances and a breakfast table with a feature brick built inglenook farmhouse style fireplace with the floor standing oil boiler and open arch to breakfast room.

### BREAKFAST ROOM

11' 3" x 7' 10" (3.43m x 2.41m) Having tiled flooring, spaces for fridge and freezer, space for breakfast bar/table, uPVC French style doors to the rear elevation, radiator and doors to the Pantry and Bedroom Five.

### REAR LOBBY / BOOT ROOM

11' 3" x 7' 10" (3.43m x 2.39m) With doors leading onto the beautiful gardens, the Rear Lobby offers a variety of uses such as Boot Room or a hand additional Dining or Seating Area.

### PANTRY

5' 5" x 6' 9" (1.67m x 2.07m) An invaluable space for the large family home, the Pantry also may double up as a Utility/Laundry space with plumbing and space for washing machine.

### BEDROOM 5 / DINING ROOM

17' 5" x 10' 7" (5.31m x 3.24m) Formerly used for multigenerational living purposes, this spacious room may easily cater for a variety of uses or as a Guest Bedroom with the added benefit of an adjoining Family Bathroom.

### BATHROOM

9' 1" x 6' 9" (2.77m x 2.08m) With large corner bath, wash hand basin and separate modern and a recently fitted WC area.





#### CONSERVATORY

18' 4" x 11' 1" (5.61m x 3.39m) With fantastic views across the wonderfully mature and private gardens, the large Conservatory is a beautiful sun trap with views across to the village church as well.

#### INNER HALLWAY

Accessed off the entrance hall, the Inner Hall offers practical storage options with a large range of fitted full length cupboards and doors to the further bedrooms.

#### BEDROOM 4

13' 1" x 12' 5" (4.56m x 3.80m) With UPVC windows to the rear and side elevations, radiator and bedroom furniture recess.



#### BEDROOM 1

16' 0" x 8' 9" (4.88m x 2.69m) A great sized double room with dual aspect views provided via windows to the side and rear.

#### BEDROOM 3

14' 10" x 9' 11" (4.54m x 3.03m) Another great sized double room with window to the rear and built in wardrobe.

#### BEDROOM 2

12' 2" x 10' 1" (3.71m x 3.08m) With window to the front and door to en-suite.



#### EN-SUITE

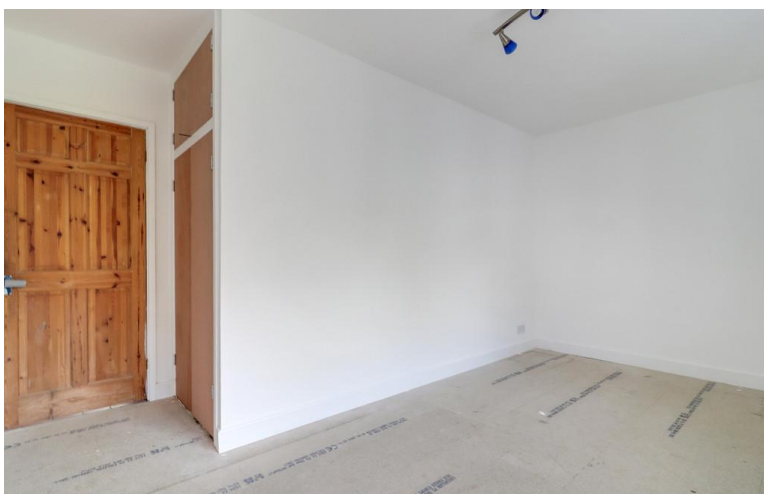
With a vanity wash hand basin and WC and space/plumbing for a washing machine.

#### BATHROOM

9' 8" x 6' 5" (2.97m x 1.97m) Having large bath with double head direct feed shower over, wash hand basin and WC.

#### OUTSIDE

A wonderfully private and well established garden with hedged and fenced boundaries, wildlife pond, vegetable garden, various picturesque seating areas, well stocked flower beds full of seasonal colour and also featuring a stunning variety David Austin roses that lead onto the formal lawn that enjoys the pleasant shading of a pretty maple tree and branches off to a hazelnut tree copse and the working garden area with storage outbuildings as well. A large pergola with intertwining vines guides us along the gated pathway to the rear entrance driveway that also features the Garage (with power and lighting).







#### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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 and J Walter 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.

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#### 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

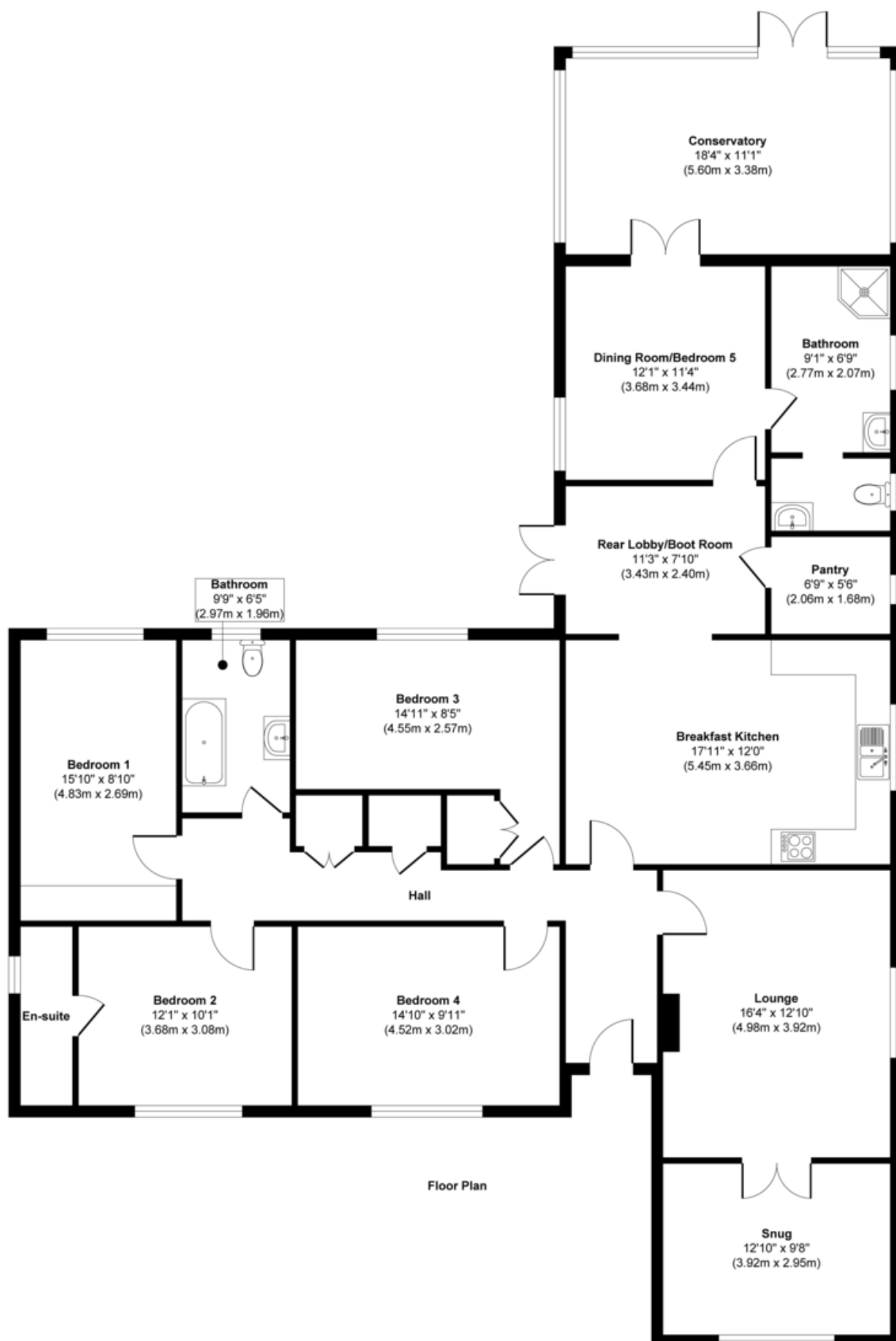
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

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**Approx. Gross Internal Floor Area 2049 sq. ft / 190.37 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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**Lincoln**  
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**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG26 0EN**  
**01636 813971**

**46 Middle Gate**  
**Newark**  
**NG24 1AL**  
**01636 700888**

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