



**Mead, Stocks Lane,
Faldingworth, LN8 3SH**

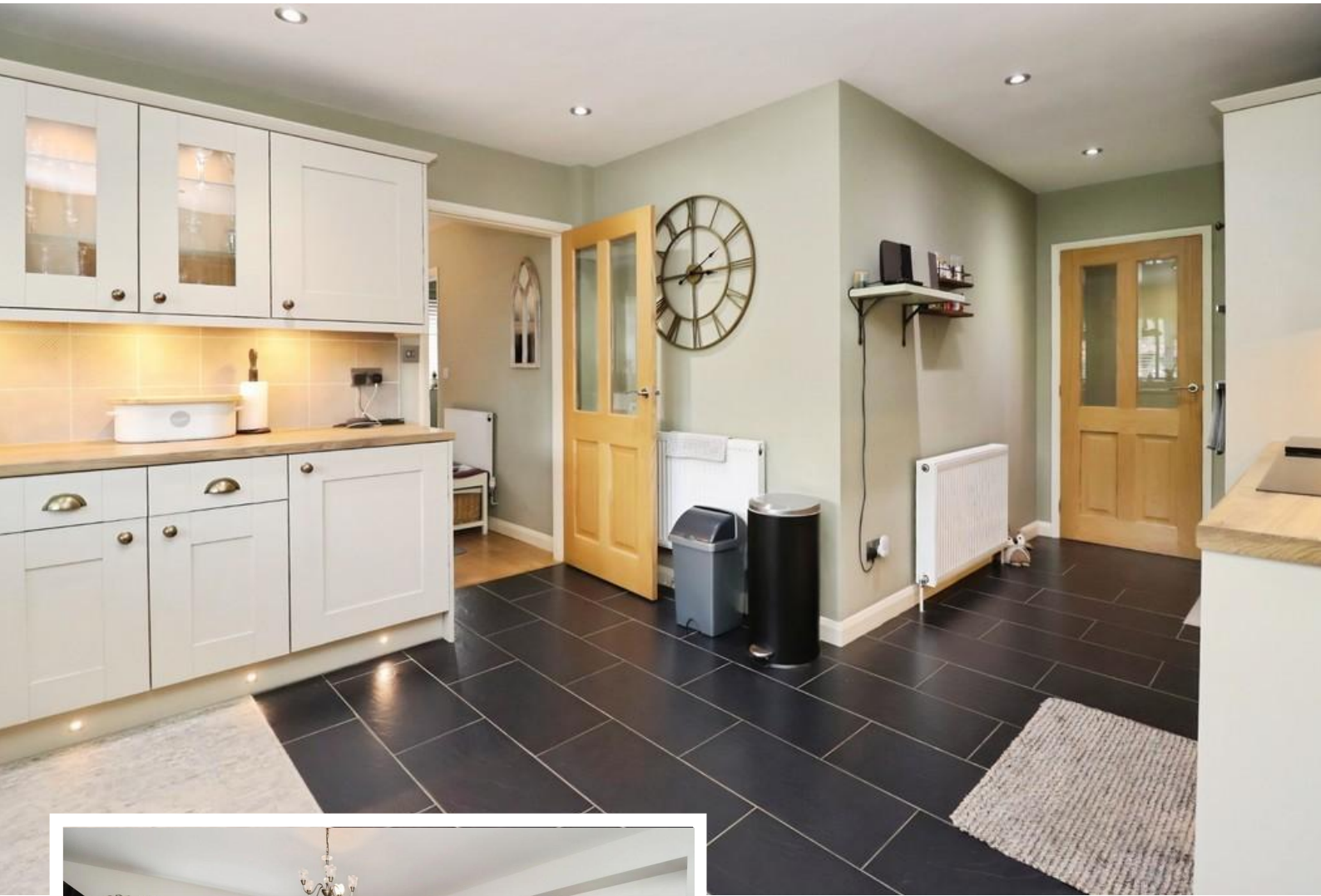


Book a Viewing!

Offers Over £400,000

Mead is a recently renovated three bedroom detached bungalow finished to a high standard throughout. Occupying a generous plot, the property enjoys open field views to the rear and benefits from an air source heat pump. Situated within the village of Faldingworth, the property is conveniently located between the historic Cathedral City of Lincoln and the popular market town of Market Rasen, both offering a range of amenities and transport links. The accommodation comprises a porch, entrance hall, three bedrooms, family bathroom, kitchen, breakfast room, utility room, separate WC, and a spacious lounge/dining room. Externally, the property boasts generous gardens, ample off-road parking, a garage, and a rear garden overlooking open fields. Viewing is highly recommended to appreciate the standard of accommodation and plot on offer.





LOCATION

The property is situated in the sought after rural village of Faldingworth which has a village primary school. 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.

ACCOMMODATION

PORCH

4' 0" x 3' 8" (1.22m x 1.12m) With composite external door to the side elevation, tiled flooring and internal door leading into the hallway.

HALL

With radiator, access to roof void and storage cupboard housing the hot water tank.



BEDROOM 1

12' 11" x 9' 11" (3.94m x 3.02m) With radiator, uPVC double glazed window to the rear elevation and fitted wardrobes.

BEDROOM 2

12' 11" x 7' 11" (3.94m x 2.41m) With radiator and uPVC double glazed window to the rear elevation.

BEDROOM 3

8' 8" x 8' 4" (2.64m x 2.54m) With wood flooring, radiator and uPVC double glazed window to the side elevation.

BATHROOM

8' 2" x 8' 10" (2.49m x 2.69m) With tiled flooring, radiator, low-level WC, wash hand basin within vanity unit, mirror with integral light, panel bath with mixer taps, walk-in shower with dual shower heads, large towel radiator and Velux window.



LOUNGE/DINER

26' 10" x 13' 0" (8.18m x 3.96m) With two radiators, uPVC double glazed windows to the side and rear elevations, uPVC double glazed French patio doors leading onto the rear patio and log burner.

KITCHEN

20' 4" x 11' 11" (6.2m x 3.63m) With tiled flooring throughout, dual radiators, uPVC double glazed window to the front elevation, with room opening into the breakfast room. Fitted with a range of wall and base units with wood effect worktops over and tiled splashbacks. Integrated five-zone Neff induction hob with extractor hood over, integrated Neff double ovens, dishwasher, ceramic sink with drainer and space for an American style fridge freezer.



BREAKFAST ROOM

16' 1" x 8' 8" (4.9m x 2.64m) With wood effect flooring, radiators, triple aspect uPVC double glazed windows to the front and side elevations and large storage cupboard.

UTILITY ROOM

8' 2" x 10' 1" (2.49m x 3.07m) With wood flooring, radiator, fitted with a range of wall and base units, integrated Belfast sink, plumbing for a washing machine, uPVC double glazed window to the front elevation and composite external door to the side elevation.

WC

3' 10" x 5' 5" (1.17m x 1.65m) With wood flooring, radiator, low-level WC, wash hand basin and uPVC double glazed window to the side elevation.

GARAGE

13' 7" x 9' 4" (4.14m x 2.84m) With electric roller door and uPVC double glazed window to the side elevation.





OUTSIDE

To the front of the property there is a spacious gravel driveway providing off-road parking for multiple vehicles, wooden gates creating a secure frontage, well-maintained lawn, laurel hedging, and access to the garage. To the rear of property, there is a large patio area with a timber-built Gazebo (3m x 4m) with felt tiled roof and decking under, well maintained lawn, over looking open fields. There is a brick-built storage or workshop (2.4m wide x 3.6m long) with a tiled roof, UPVC window to side and timber ledged and braced door to the front with an outside tap on wall. Internally there are 2 power points and lighting. There is a Greenhouse (1.9m wide x 2.5m long). Also, there is a Pond with an Electric pump.

KEY FACTS FOR BUYERS

SERVICES

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

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEB SITE

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

<https://www.mundys.net/referrals/>

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 thoroughly 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.

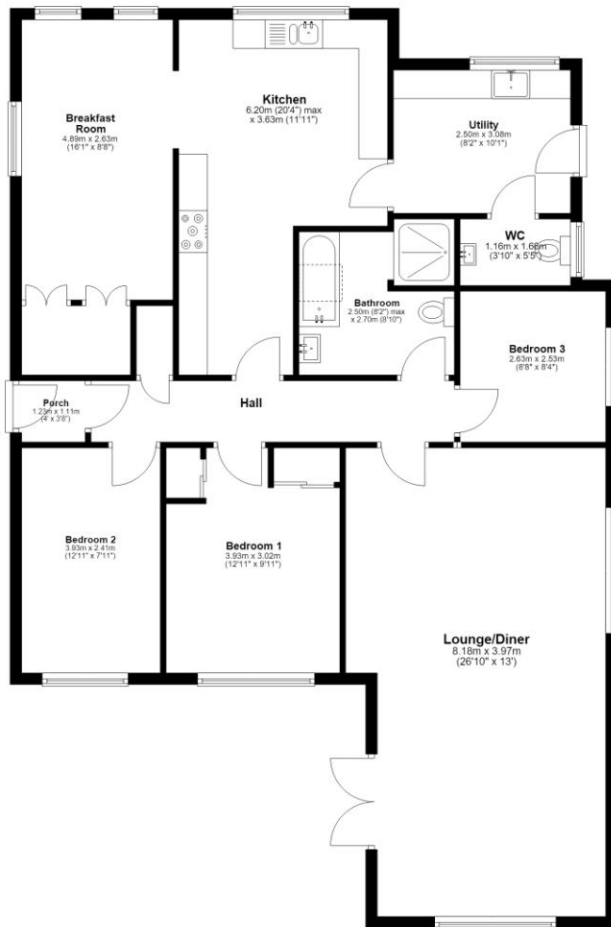
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





Ground Floor

Approx. 126.1 sq. metres (1357.2 sq. feet)



Garage

Approx. 11.7 sq. metres (126.3 sq. feet)



Total area: approx. 137.8 sq. metres (1483.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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

