



Spridlington Road
Faldingworth

MOUNT & MINSTER



Spridlington Road

Faldingworth

This beautifully presented family home is located in the popular village of Faldingworth and benefits from three reception rooms, study, four bedrooms, ensuite and family bathroom.

- Detached Family Home
- Open Plan Kitchen, Dining, Garden Room
 - Lounge; Study; WC
 - Four Bedrooms
- Ensuite to Master; Bathroom
 - Double Garage
- Private Rear Garden
- Located Between Lincoln & Market Rasen



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INTRODUCTION

A beautifully presented, four bedroom detached family home located in the popular village of Faldingworth which benefits from quantum fibre WIFI and access to the Cathedral City of Lincoln and Market Rasen. Positioned on the edge of the village, this spacious residence comprises; Entrance Hall, Lounge, Kitchen, Dining Room, Garden Room, Study, WC, Utility Room, Four Bedrooms, Ensuite to the Master and Four Piece Family Bathroom. To the front is a driveway leading to a double garage and garden. The rear provides several patio and seating areas for outside entertaining and relaxation, laid to lawn on two levels with mature trees and shrubs offering field views.

LOCATION

Faldingworth is a popular village which benefits from the Faldingworth Primary School and pre-school. It is ideally situated for Welton just five miles to the south which has an excellent range of facilities including the sought after and highly rated William Farr Secondary School, Medical practice, shops and pub. Lincoln, just eleven miles north, offers a range of shops, restaurants, university and the Cathedral quarter. For commuting further afield the M180 is twenty miles north and Newark North Gate is 27 miles away with its direct link into London Kings Cross taking just 1 hour and 15 minutes.

ACCOMMODATION

Entrance Hall

Solid oak floor, wooden glazed door and window, ceiling light, radiator, under stairs storage cupboard and stairs to the first floor.

Living Room

15'1" x 13'5" (4.6m x 4.1m)

Carpet, uPVC double glazed French doors and window, LPG gas wood burner, ceiling light and radiator.

Dining Room

12'5" x 10'5" (3.79m x 3.2m)

Carpet, uPVC double glazed window, ceiling light and radiator.

Kitchen

13'5" x 12'5" (4.1m x 3.79m)

Solid oak floor, fitted wall and base units, under glass worktop, one and a half bowl sink and drainer, integrated electric oven, fridge, dishwasher, microwave and induction hob, extractor fan, wine rack, recessed spotlights and radiator.

Family Room

15'1" x 13'7" (4.6m x 4.16m)

Solid oak floor, uPVC double glazed French doors and window, recessed spotlights and radiator.





Utility Room

9'4" x 8'5" (2.85m x 2.57m)

Solid oak floor, oil fired central heating boiler, fitted wall and base units, sink and drainer, space for fridge freezer, space and plumbing for a washing machine and dryer, uPVC double glazed window, ceiling light and radiator.

WC

Carpet, low level WC, vanity wash hand basin, radiator, uPVC double glazed window, mirror and recessed spotlight.

Study

9'10" x 7'3" (3m x 2.21m)

Carpet, uPVC double glazed window, recessed spotlights and radiator. The study offers potential access into the garage for conversion to additional accommodation, subject to relevant permissions.

First Floor Landing

Carpet, uPVC double glazed windows, radiator, ceiling lights, airing cupboard and loft access.

Bedroom One

12'9" x 12'4" (3.9m x 3.78m)

Carpet, uPVC double glazed windows, radiator and ceiling light.

Ensuite

Vinyl floor, low level WC, pedestal wash hand basin, mains shower, heated towel rail, uPVC double glazed window, recessed spotlights, extractor and tiled splashback.

Bedroom Two

15'0" x 11'3" (4.59m x 3.44m)

Carpet, uPVC double glazed window, ceiling light and radiator.

Bedroom Three

15'0" x 8'10" (4.59m x 2.7m)

Carpet, ceiling light, uPVC double glazed window, radiator and storage cupboard.

Bedroom Four

11'5" x 6'10" (3.5m x 2.1m)

Carpet, ceiling light, uPVC double glazed window and radiator.

Bathroom

Vinyl floor, low level WC, vanity wash hand basin, free standing bath, mains shower, radiator, mirror, uPVC double glazed window, tiled walls, recessed spotlights and extractor.





OUTSIDE

Front - tarmac driveway leading to a double garage with power, front lawn with planted borders, and security light.

Rear - patios, laid to lawn with planted borders with a mixture of shrubs and bushes, security lights and electric sockets.

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: E

COUNCIL TAX BAND

Council tax band: E

VIEWINGS

By prior arrangement with the Agents (01522 716204)

PARTICULARS

Drafted following clients' instructions of April 2021.

ADDITIONAL INFORMATION

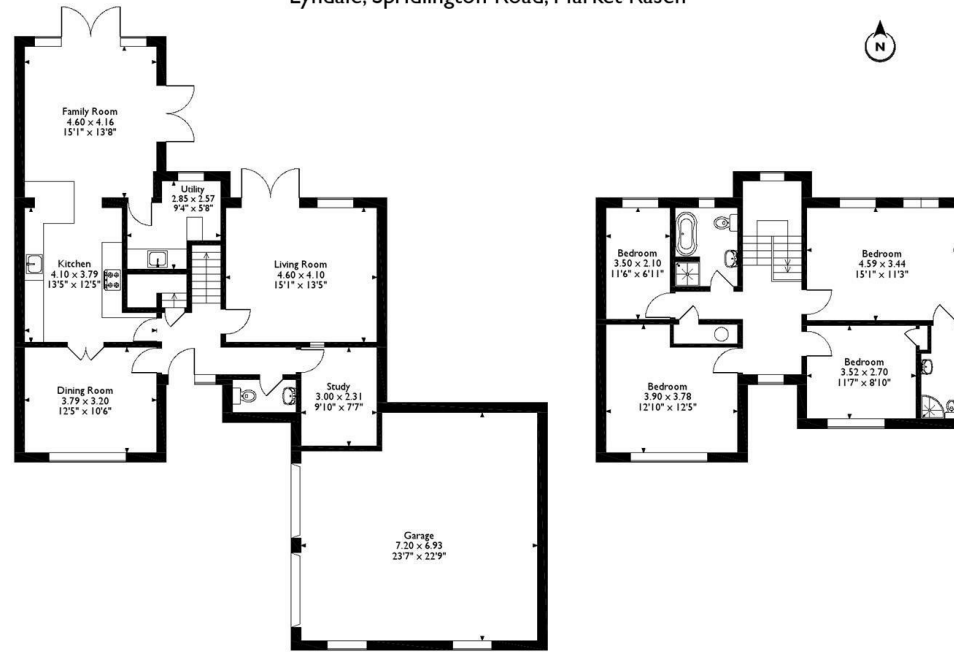
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Lyndale, Spridlington Road, Market Rasen



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		67
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



