



19, Hutton Way

| Faldingworth, Market Rasen | LN8 3FT

Price Guide £160,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 19

Hutton Way |

Faldingworth, Market Rasen | LN8 3FT

Price Guide £160,000

Fabulous Modern Home, with Creative and Stylish Decor and Presentation, which would make a Perfect First Home, Buy to Let Opportunity or Second Home. It is located in the popular village of Faldingworth which has countryside walks on the doorstep, a Primary School, visiting Fruit & Vegetable Stall, active Village Hall which hosts many events throughout the calendar and is now home to The Bistro Bar & Kitchen. Secondary Schooling can be found at William Farr in Welton/Dunholme with transport from the village and a wider range of services can be found in either Market Rasen or Lincoln City Centre.

This home has tasteful styling and decor, it has had professional landscaping in the garden and is a good economical home to run with heating by Eco Air Source Heat Pump which is retained by uPVC Double Glazing. The accommodation comprises; Lounge/Diner, Modern Fitted Kitchen, Cloakroom with Enchanted Forest theme. Two Double Bedrooms and a Bathroom. Outside there are Low Maintenance, Professionally Landscaped Gardens, a Parking Space plus Single Garage.

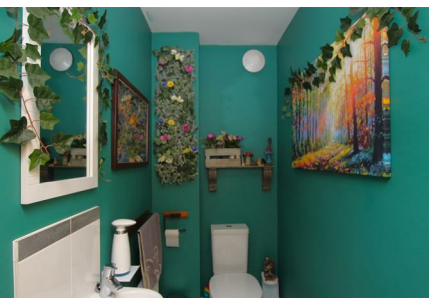
- Stylish & Well Presented
- Popular Village Location
- Lounge/Diner & Modern Kitchen
- Landscaped Gardens
- Single Garage Plus Parking
- Perfect First Home
- Two Double Bedrooms & Bathroom
- Energy Performance Rating: B

## Lounge/Diner

15'10 x 12'7 (4.83m x 3.84m)

Approached via composite entrance door with two double glazed inserts. Radiator. Window to front. Wood effect floor. Stairs to First Floor with wood banister, spindles and storage recess under. Oak door to:-





### 'L' Shaped Modern Kitchen

12'2 x 6'1 plus 8'4 x 6'6 (3.71m x 1.85m plus 2.54m x 1.98m)

Comprehensive range of pale grey high-gloss wall and base units with brushed steel handles. Roll top work-surfaces with inset one and a half bowl single drainer sink top. Built-in Neff electric oven. Neff electric hob with stainless steel splashback and extractor hood. Wall units with concealed lighting under. Pale grey porcelain tiled floor. Double radiator. Window to rear. uPVC double glazed door to rear.

### Cloakroom

Styled with 'Enchanted Forest' theme and consisting of Low Level W.C. Pedestal wash basin. Tiled splashbacks. Pale grey porcelain tiled floor. Radiator.

### Landing

Double radiator. Access to loft via pull down ladder with part boarding and shelving. White doors off.

### Bedroom One

12'7 max x 12'0 max (3.84m max x 3.66m max)

Window to front. Double radiator. Built-in cupboard/wardrobe.

### Bedroom Two

8'10 x 12'7 max (2.69m x 3.84m max)

Window to rear. Double radiator. Airing cupboard housing hot water tank.

### Bathroom

White suite of 'P' shaped bath with shower and screen over. Low Level W.C. Wash basin in vanity unit having cupboard under. Tiling to water sensitive areas. with border tile. White heated towel rail.

### Small Front Garden

Low maintenance with 'astro' style turf and flower border.

### Professionally Landscaped Rear Garden

Gated access. Cold water tap. Porcelain paving slabs. Two raised borders with timber retainers. Two additional herbaceous beds.

### Additional Information

Tenure: Freehold

Services: All mains services with the exception of gas. Radiators powered by Air Source Heat Pump system

EPC Rating: B

Council Tax Band: A - West Lindsey

Service Charge: T.B.C.



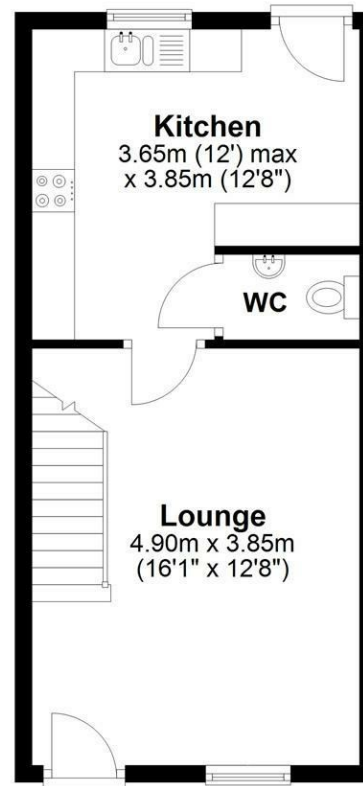


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

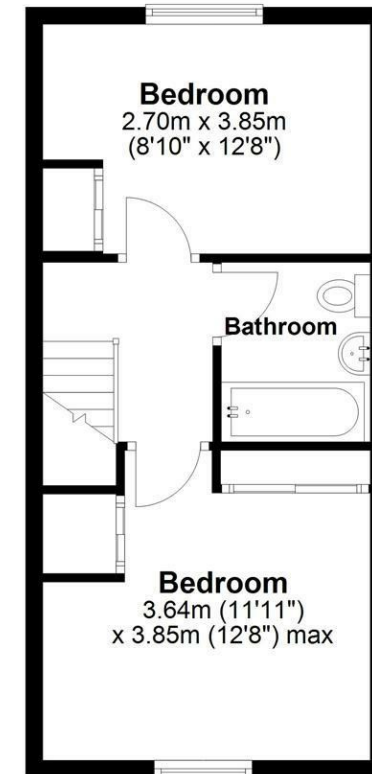
## Ground Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 66.6 sq. metres (716.9 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

**Perkins George Mawer & Co**

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

Agents Note:

Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.