



# Rydal, Spridlington Road

| Faldingworth, Market Rasen | LN8 3SQ

£325,000



Perkins George Mawer & Co.

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

# Rydal

Spridlington Road |

Faldingworth, Market Rasen | LN8 3SQ

£325,000

Spacious Extended Detached Home set in this sought after village between Market Rasen and Lincoln. Faldingworth has a local Primary School, Church and Village Hall, together with a Village Produce Stall selling fruit, veg and flowers. There are bus links into both Market Rasen and Lincoln which offer a wider variety of shopping and leisure services.

This home is offered For Sale with No Onward Chain. It is warmed by oil fired central heating and retained by uPVC double glazing. The well proportioned accommodation comprises: Entrance Porch, Reception Hall, Cloakroom, Open Plan Study Area opening to Living Area and into the Dining Area, Garden/Sitting Room, Kitchen and Utility Room. On the First Floor there are Three Bedrooms and a Re-Fitted Shower Room. Outside there is Parking for Two to Three Cars, a Single Garage and Rear Garden

- Extended Detached Home
- uPVC Double Glazing
- Kitchen Plus Utility
- Re-Fitted Shower Room
- Sought After Village
- Spacious Ground Floor
- Three Bedrooms
- No Onward Chain

## Entrance Porch

Approached via half uPVC panelled and half double glazed entrance door. Double glazed side screen. Wood panelled inner door and single glazed side screen to:-

## Reception Hall

Coving. Stairs to First Floor. Double radiator. White panel effect doors off.





### Cloakroom

White suite of Low Level W.C. Wash hand basin in vanity unit with double cupboard under. Radiator. Tiled splashbacks. Window to side.

### Study Area

6'0 x 9'9 (1.83m x 2.97m)

Beamed ceiling. Double radiator. Window to front. Squared arch to:-

### Living Area

12'6 x 14'7 (3.81m x 4.45m)

Stone fireplace with multi fuel burner. Display alcove. Beamed ceiling. Window to side. Open to:-

### Dining Area

10'10 x 8'8 (3.30m x 2.64m)

Beamed ceiling. Double radiator. White panel effect door to Kitchen and multi pane glazed double doors to:-

### Garden/Sitting Room

12'7 x 11'1 (3.84m x 3.38m)

Double radiator. Window to side. Double glazed patio doors to garden.

### Kitchen

10'11 x 12'8 (3.33m x 3.86m)

Fitted wood panel fronted wall and base units. Roll top work-surfaces with inset one and a half bowl single drainer stainless steel sink top. Tiled splashbacks and floor. Radiator. Window to rear. Beamed ceiling. Multi pane glazed door to:-

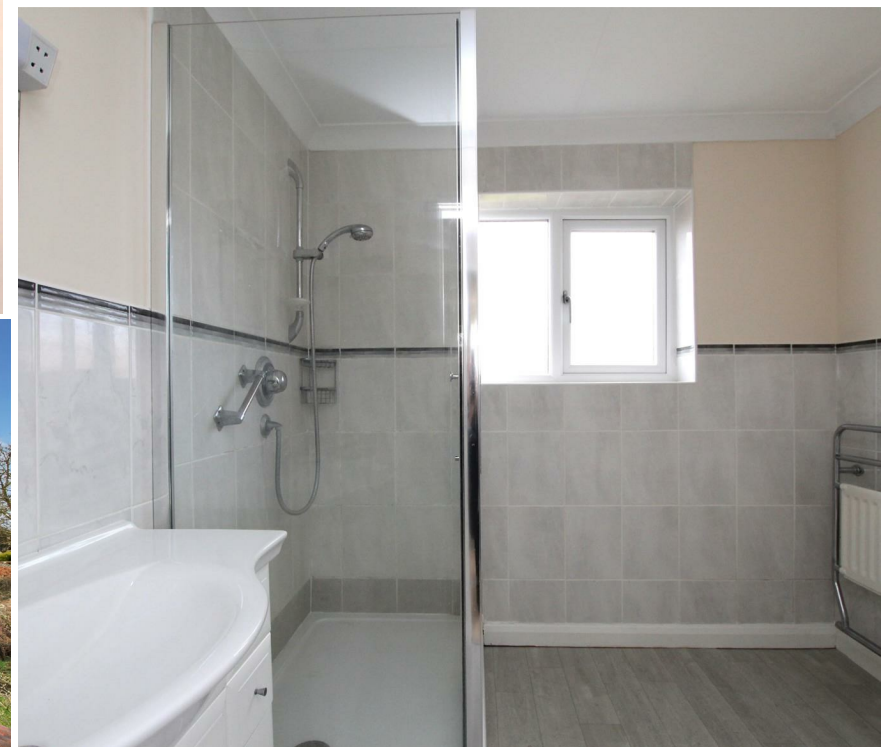
### Utility Room

10'8 x 7'5 (3.25m x 2.26m)

Wood panel fronted wall and base units. Single drainer stainless steel sink unit. Tiled floor. Window to side. Half uPVC panelled and half double glazed door to side. Door to Garage.

### Landing

Access to loft with pull down ladder. Window to side. Airing cupboard housing foam lagged hot water cylinder.



### Bedroom One

11'3 x 10'9 plus depth of furniture (3.43m x 3.28m plus depth of furniture)

Two double wardrobes, one double 'gents' wardrobe' with drawers under and one single wardrobe. Radiator. Window to front. Coving.

### Bedroom Two

12'8 x 10'3 average plus depth of furniture (3.86m x 3.12m average plus depth of furniture)

Two double wardrobes with storage over (potential en-suite area). Window to rear with far reaching views.

### 'L' Shaped Bedroom Three

11'8 x 10'3 plus 5'3 x 3'10 (3.56m x 3.12m plus 1.60m x 1.17m)

Radiator. Window to front. Radiator. Coving.

### Re-Fitted Shower Room

7'8 x 7'10 (2.34m x 2.39m)

White suite of double step-in shower. Low Level W.C. Wash hand basin in white high-gloss vanity unit with drawers. Radiator/chrome heated towel rail. Window to rear. Coving. Tiling to water sensitive areas.

### Front Garden

Driveway with parking and access to the Garage. Mature shrubs.

### Single Garage

20'3 x 8'1 (6.17m x 2.46m)

Up and over door. Light and electric. Window to side. Oil fired boiler.

### Rear Garden

Patio. Lawn. Timber garden shed. Greenhouse. Vegetable plot (in need of cultivation).

### Additional Information

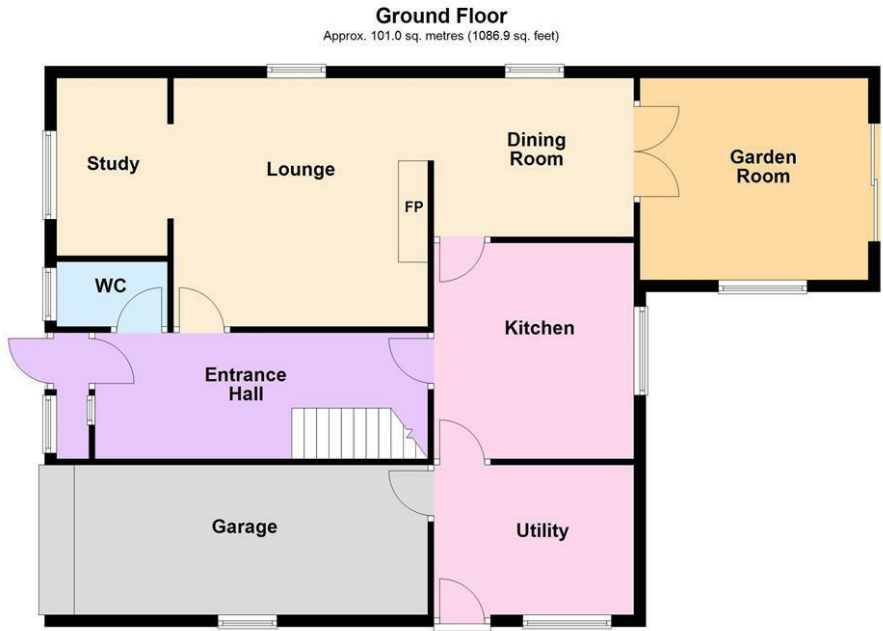
Tenure: Freehold

Services: Mains Water, Drainage and Electric. Oil fired central heating.

EPC Rating: D

Council Tax Band: D - West Lindsey





Total area: approx. 146.1 sq. metres (1572.5 sq. feet)

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>75</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>57</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

**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.