

Woodlands, Station Road, Fiskerton Southwell, NG25 0UG

**Guide Price
£450,000**

Situated in the heart of this popular Trent Valley Village, this spacious four bedroom semi-detached home has been lovingly extended and renovated by the current owners to offer a stunning home. The accommodation includes an entrance porch, entrance hall, lounge and family room with log burner, delightful high end open plan kitchen/dining area and utility room. To the first floor there is a master bedroom with high end en-suite and walk-in wardrobe, three further bedrooms and family bathroom. Outside there is a large driveway providing ample off road parking, single garage and a large South West facing rear lawned garden with terrace, barbeque area and a home office/gym situated to the bottom of the garden. We highly recommend a viewing of this superb family home, call 01636 813971 to view.



Woodlands, Station Road, Fiskerton, Southwell, NG25 0UG



EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

SERVICES

All mains services available. Gas central heating.

VIEWINGS

By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster Town of Southwell. The village benefits from being in the Southwell Minster School and Lowes Wong School catchment area, with a school bus to the Lowes Wong School, and has a post office/store, public house and a rail link connecting Newark and Nottingham.



ACCOMMODATION

A glazed panelled stable door gives access to the entrance porch.

ENTRANCE PORCH

16' 4" x 0' 4" (5m x 0.1m) With double glazed window to side elevation, vaulted ceiling, tiled floor and door to the entrance hall.

ENTRANCE HALL

3' 5" x 15' 6" (1.04m x 4.72m) A continuation of the tiled flooring from the entrance porch, double glazed window to side elevation, staircase off to the first floor landing, traditional column radiator and doors leading to the cloakroom, lounge and utility room.



CLOAKROOM

With low level WC, vanity wash hand basin, traditional column radiator and tiled floor.

LOUNGE

11' 11" x 11' 11" (3.63m x 3.63m) With double glazed bay window to front elevation, stripped wooden floor, two double cupboards, radiator, wall light and opening into the family room.

FAMILY ROOM

11' 8" x 11' 11" (3.56m x 3.63m) With stripped wooden floor, Robeys log burner with slate hearth and wooden mantle over, vertical radiator, wall light and multi-paned bi-folding doors leading to the open plan kitchen diner.



OPEN PLAN KITCHEN / DINING AREA

17' 3" x 18' 8" (5.26m x 5.69m) A stunning light and airy extension which has been lovingly added to allow a fantastic entertaining space and being fitted with a range of high quality wall, base units and drawers with IQ Alaska Spanish stone work surfaces over, Innova under mounted sink with grooved drainer, NEFF oven with microwave over, NEFF induction hob with extractor fan over, integral dishwasher and fridge freezer, lantern style roof light, central island accommodating further cupboards and breakfast bar with IQ Alaska Spanish stone work surface over, tiled floor with under floor heating, vertical radiator, double glazed window to rear elevation, bi-folding doors with steps leading down to the rear garden and door leading to the utility room.



UTILITY ROOM

6' 7" x 8' 8" (2.01m x 2.64m) Fitted with a range of cupboards and shelving, work surface with under mounted sink, tiled floor, plumbing and space for a washing machine, radiator, door and window to the single garage and door returning to the entrance hall.



FIRST FLOOR LANDING

9' 11" x 6' 11" (3.02m x 2.11m) With velux window and the split staircase leads to the master bedroom, three further bedrooms and bathroom .

MASTER BEDROOM

10' 5" x 14' 2" (3.18m x 4.32m) With double glazed window to front elevation, traditional column radiator, bedside lighting, panel detailing to one wall, door to the en-suite bathroom and leading through to the walk-in wardrobe.

EN-SUITE BATHROOM

6' 4" x 8' 10" (1.93m x 2.69m) Fitted with a contemporary high quality suite to comprise of bath with side screen and drench head and hand held shower over, vanity wash hand basin and low level WC, double glazed window to rear elevation, heated towel radiator and part tiled surround.



WALK-IN WARDROBE

3' 11" x 6' 11" (1.19m x 2.11m) With double glazed window to rear elevation and having a range of cupboards, hanging rails and shelving.

BEDROOM 2

11' 8" x 11' 11" (3.56m x 3.63m) With two double wardrobes, double glazed window to front elevation and radiator.



BEDROOM 3

12' 1" x 11' 4" (3.68m x 3.45m) With two double wardrobes with two drawers beneath each wardrobe, double glazed window to rear elevation and radiator.

BEDROOM 4

6' 8" x 7' 1" (2.03m x 2.16m) With double glazed window to front elevation and radiator.

FAMILY BATHROOM

5' 11" x 9' 1" (1.8m x 2.77m) With suite to comprise of bath and side screen with drench head and hand held shower over, vanity drawers with circular wash hand basin over and low level WC, microcement terrazzo walls, double glazed window to rear elevation, double cupboard, heated towel rail and access to the large loft space.



LOFT SPACE

With loft ladder, boarding and insulation.

FRONT ELEVATION

Having a large driveway providing off road parking for numerous vehicles and giving access to the entrance porch and single garage.



SINGLE GARAGE

With double doors to the front and rear aspects, light, power, plumbing for washing machine and courtesy door to the utility room.

SOUTH WEST FACING REAR GARDEN AND TERRACE

A great entertaining space with steps leading down from the open plan kitchen diner to a rear terrace which runs the full width and side of the open plan kitchen diner, thus allowing alfresco dining, with a barbeque area also to the side having a private built-in seating area, raised sleeper beds containing a range of flowers, shrubs and trailing plants and external lighting. There is an extensive lawned area with fenced surround, further raised sleeper flower/shrub beds and the home office /gym at the bottom of the garden.



HOME OFFICE / GYM

16' 10" x 11' 2" (5.13m x 3.4m) Having spot lights to ceiling, two double glazed double doors leading to the flagstone terrace area with double glazed windows to either side, light and power. The home office / gym also benefits from external lighting and there is an additional workshop/storage shed directly behind and a shed to the side.

WEBSITE

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 roughly checked.

GENERAL

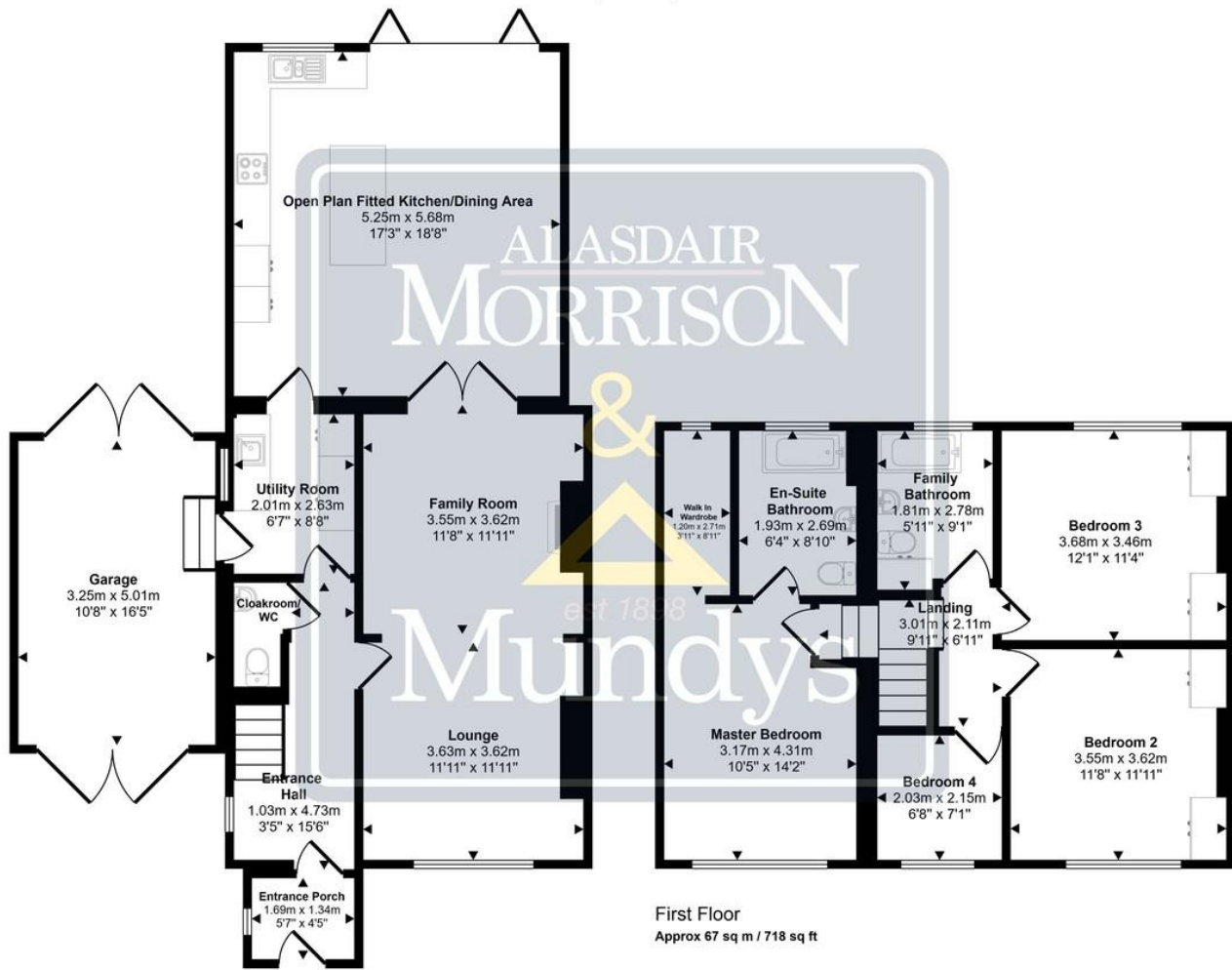
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 your self 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. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Approx Gross Internal Area
160 sq m / 1726 sq ft



Ground Floor
Approx 94 sq m / 1009 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate



26 Kirkgate
Newark
NG24 1AB
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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