



7 Ash Holt Close, Fiskerton Lincoln, LN3 4GF



Book a Viewing!

£300,000

A four-bedroom detached family home located in a quiet cul-de-sac within the popular village of Fiskerton and within easy reach of the village centre, whilst also being within easy access of Lincoln City Centre. The property is well positioned within the cul-de-sac and has open views to the rear. Internally, the property is well-presented throughout and has been tastefully updated by the current owners. It features a modern fitted bathroom and an en-suite shower room. In further detail, the accommodation comprises an Entrance Hallway, Lounge, Kitchen, Utility Room, Downstairs WC and a Dining Room which has double doors leading to a Garden Room that overlooks the rear garden. The Garden Room has an insulated roof, making it a space that can be used all year round. The First Floor Landing leads to four Bedrooms and a Bathroom, with the Main Bedroom featuring a large window and access to a modern En-suite Shower Room. Outside there is a driveway providing off-road parking, which also gives access to an integrated single garage with an electric door. There is a well-maintained garden to the rear.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The village of Fiskerton is located approximately 5 miles East of the City of Lincoln. It benefits from The Carpenters Arms public house, a church, a primary school, many picturesque walks and access to the neighbouring village of Cherry Willingham for further amenities. Fiskerton is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.





ACCOMMODATION

ENTRANCE HALL

With a composite external door, stairs to first floor, tiled flooring and radiator.

LOUNGE

14' 9" x 11' 2" (4.50m x 3.40m) With UPVC double glazed bay window, fitted electric blinds, fire surround with inset gas fire and radiator.

DINING AREA

9' 9" x 8' 8" (2.96m x 2.64m) With radiator and double doors into the garden room.



GARDEN ROOM

12' 4" x 8' 8" (3.77m x 2.64m) With tiled flooring, insulated roof with spotlighting, vertical radiator, power points and UPVC double glazed windows and double doors into the rear garden.

KITCHEN

13' 3" x 7' 9" (4.03m x 2.35m) With UPVC double glazed window to rear elevation, fitted with a range of wall, base units and drawers with work surfaces over, integrated oven, four-ring gas hob with extractor fan over, stainless steel sink and drainer and radiator.

UTILITY ROOM

6' 3" x 5' 11" (1.90m x 1.80m) With UPVC double glazed window and external door, base unit with work surface over and stainless steel sink and drainer.

WC

2' 10" x 5' 11" (0.87m x 1.8m) With UPVC double glazed window, low level WC and wash hand basin.

FIRST FLOOR LANDING

Access to roof void with drop down ladder (the loft has been partially boarded out for storage space).



BEDROOM 1

11' 3" x 10' 4" (3.44m x 3.15m) With UPVC double glazed window, fitted wardrobe and radiator

EN-SUITE

7' 6" x 3' 9" (2.28m x 1.14m) With UPVC double glazed window, tiled flooring, fully tiled walls, low-level WC, wash hand basin, walk-in shower with rainfall shower, spotlighting, heated towel rail and extractor fan.

BEDROOM 2

12' 2" x 8' 9" (3.72m x 2.66m) With UPVC double glazed window and radiator





BEDROOM 3

10' 2" x 7' 6" (3.10m x 2.28m) With UPVC double glazed window and radiator

BEDROOM 4

9' 9" x 8' 8" (2.96m x 2.63m) With UPVC double glazed window and radiator

BATHROOM

6' 8" x 6' 6" (2.02m x 1.98m) With UPVC double glazed window, tiled flooring, fully tiled walls, low-level WC, wash hand basin with storage below, bath with rainfall shower over, heated towel rail, spotlighting and extractor fan.



OUTSIDE

To the front of the property is a driveway providing off-road parking, which also gives access to the integrated single garage with an electric door. There is access to the side of the property leading to the rear garden, which is mainly laid to lawn with a range of shrubs and a patio seating area.

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

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

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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.

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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

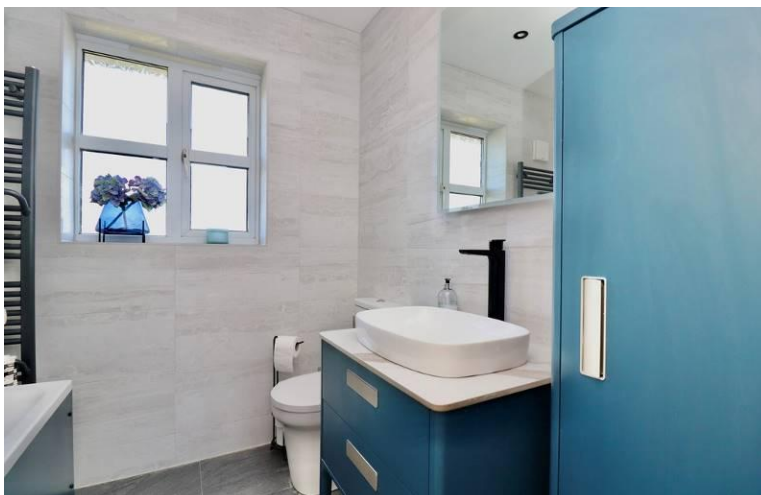
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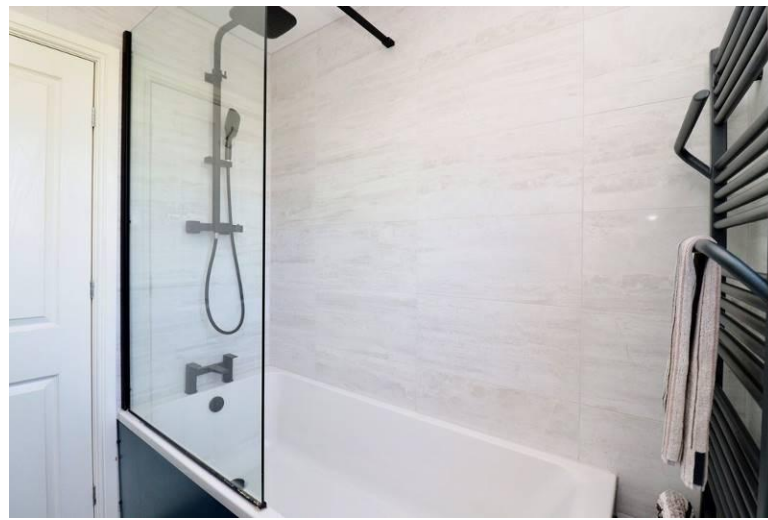
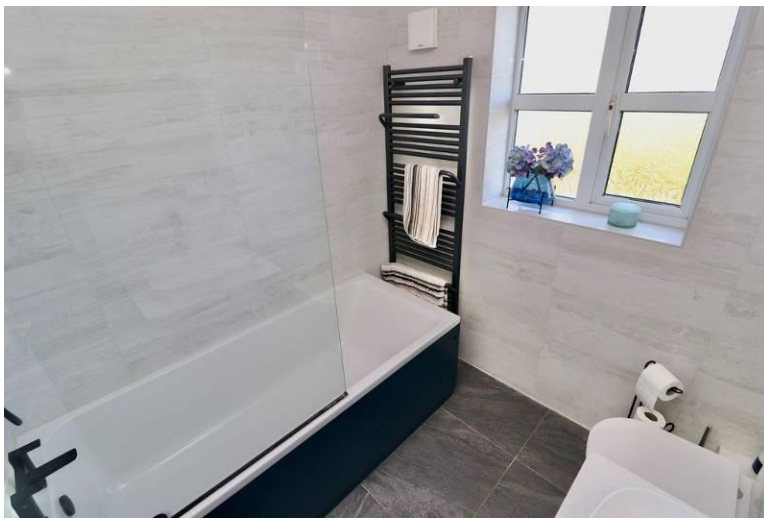
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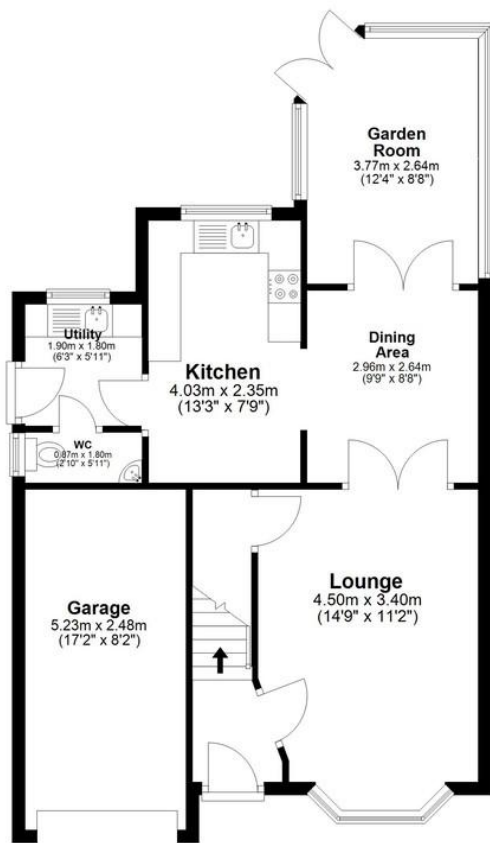
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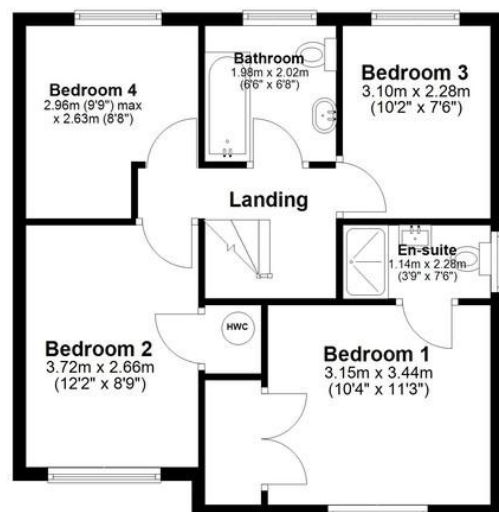
Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



First Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



Total area: approx. 118.6 sq. metres (1276.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.



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