

Greenacre, 17 Fiskerton Road

Rolleston, Newark, NG23 5SH



Book a Viewing

Guide price £285,000

Offered with No Onward Chain - In need of modernisation and offering potential to extend (subject to planning). This delightful semi detached property is situated on a large plot with a well-stocked rear garden. Internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Conservatory, Cloakroom/WC, Kitchen/Diner, First Floor, three Bedrooms and a Bathroom. Outside there is a garden to front and rear, a side driveway and a workshop.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

F4RN-FULL FIBRE

Construction of the F4RN network started in 2016, and now provides fibre to the properties of over half the residents of Fiskerton and Morton. It was built by a team of volunteers with the help of local landowners. It now has a gigabit (1000 Mbps) network delivering amazing future-proof broadband connections which transform online experience. F4RN is a non-profit Community Benefit Society (a special form of Limited Company).





ACCOMMODATION

ENTRANCE HALL

With a double glazed external door, stairs to the first floor landing, radiator, cloaks cupboard and door to the lounge.

LOUNGE

12' 1" x 14' 10" (3.68m x 4.52m) With double glazed window to the front elevation, radiator, brick fireplace with tiled hearth and mantle, under stairs storage cupboard, glazed panel double doors to the sitting room and double glazed sliding doors to the conservatory.

SITTING ROOM

9' 8" x 14' 8" (2.95m x 4.47m) With double glazed window to the front elevation, radiator, stone fireplace with tiled hearth and wooden mantle and double glazed sliding doors to the rear garden.

CONSERVATORY

15' 3" x 10' 11" (4.65m x 3.33m) With double glazed sliding door to the rear garden and double glazed surround.

KITCHEN/DINER

7' 10" x 14' 10" (2.39m x 4.52m) With a range of units, electric oven and hob, double glazed windows to the front and side elevations, radiator, plumbing for washing machine, further appliance spaces, stainless steel sink unit and drainer, breakfast area with radiator, double glazed window to the side elevation, Ideal wall mounted central heating boiler and a double glazed door to the rear lobby.



REAR LOBBY

With double glazed sliding door to the rear garden and door to the cloakroom/WC.

CLOAKROOM/WC

With double glazed window to the side elevation and WC.

FIRST FLOOR LANDING

With two double glazed windows to the rear elevation.

BEDROOM

10' 0" x 11' 0" (3.05m x 3.35m) With double glazed window to the front elevation, radiator and a range of fitted wardrobes and over stairs storage cupboard.

BEDROOM

9' 8" x 14' 8" (2.95m x 4.47m) With double glazed window to the front elevation, radiator and eaves storage cupboard.

BEDROOM

12' 6" x 5' 11" (3.81m x 1.8m) With double glazed window to the front elevation and radiator.

BATHROOM

5' 1" x 8' 3" (1.55m x 2.51m) Fitted with a panelled bath, separate shower with Triton shower and glazed door, low level WC, pedestal wash hand basin, double glazed window to the side elevation, radiator and splash tiled surround.





OUTSIDE

To the front of the property there is a gravelled garden with a lawned area, mature flower/shrub borders, a block paved pathway, off road parking for two vehicles, external lighting and block paved pathway to the side of the property leading to the rear. To the rear of the property there is a large workshop, a gravelled pathway, Flagstone patio area, covered seating area, gravelled pathway to either side of the garden which has mature flower/shrub beds and borders and leads to an extremely private lawned garden, totally enclosed with a fence and hedge perimeter and a greenhouse.

WORKSHOP

Timber construction with windows and door to the side elevation.

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 - HOW WE MAY REFER YOU TO

Sills & Betheridge, 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, Callum, Lyman 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.

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 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 thoroughly checked.

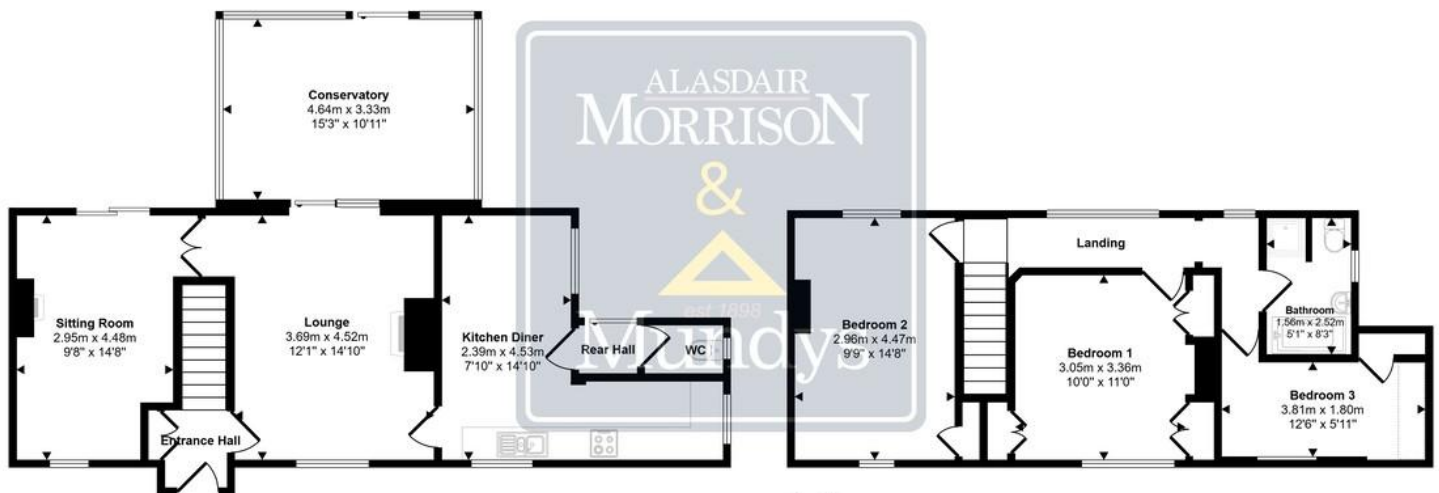
GENERAL

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 given 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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area
120 sq m / 1292 sq ft



Ground Floor
Approx 71 sq m / 760 sq ft

First Floor
Approx 49 sq m / 532 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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