



## 11 Holmfield

Fiskerton, Lincoln, LN3 4GD



Book a Viewing!

**£295,950**

A modern detached house with spacious accommodation, features a Master Bedroom with En-Suite, two further Bedrooms and a Family Bathroom. The Entrance Hall leads to a WC and an Inner Hallway provides access to the stairs leading to the First Floor. The property boasts a Lounge that opens into a high-specification, open-plan Kitchen. The Kitchen is equipped with a range of NEFF integral appliances, including an oven, hob, microwave, washing machine, fridge freezer, and dishwasher. Double doors lead from the Kitchen into a Garden Room with an insulated roof, creating a comfortable living space that can be enjoyed year-round. Upstairs, the First Floor landing provides access to three Bedrooms and the Family Bathroom. Externally, the property offers a driveway with parking for two cars and a garage with an electric door. There are landscaped gardens to the front and the rear.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The village of Fiskerton is located approximately 6 miles East of the City of Lincoln. It benefits from The Carpenters Arms public house, a church, many picturesque walks and relies on neighbouring 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

### HALL

Having tiled flooring and radiator.

### WC

Having uPVC double glazed window, tiled flooring, partly tiled walls, low level WC, wash hand basin and radiator.

### LOUNGE

15' 1" x 10' 3" (4.6m x 3.12m) Having two uPVC double glazed windows, laminate flooring and radiator.

### KITCHEN DINER

19' 4" x 13' 2" (5.89m x 4.01m) Having uPVC double glazed window and external door, laminate flooring, fitted with a range of wall, drawer and base units with work surfaces over, composite sink and drainer, integrated appliances including oven, microwave, four ring ceramic hob, fridge freezer, dishwasher and washing machine, radiator and sliding doors in the Garden Room.

### GARDEN ROOM

11' 10" x 11' 10" (3.61m x 3.61m) Having uPVC double glazed windows and double doors, insulated roof, laminate flooring, vertical radiator, power points and lighting.

### INNER HALLWAY

Having stairs to first floor and radiator.

### FIRST FLOOR LANDING

Having access to roof void and radiator.



### BEDROOM 1

11' 10" x 11' 9" (3.61m x 3.58m) Having uPVC double glazed window, built-in wardrobe, laminate flooring and radiator.

### EN-SUITE

6' 11" x 5' 4" (2.11m x 1.63m) Having uPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin with cupboard space below, shower cubicle, radiator, spotlights and extractor fan.

### BEDROOM 2

10' 7" x 10' 3" (3.23m x 3.12m) Having uPVC double glazed window, built in wardrobe, laminate flooring and radiator.

### BEDROOM 3

8' 9" x 6' 6" (2.67m x 1.98m) Having uPVC double glazed window, laminate flooring and radiator.

### BATHROOM

6' 7" x 5' 4" (2.01m x 1.63m) Having uPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin with cupboard space below, shower cubicle, heated towel rail, spotlights and extractor fan.

### OUTSIDE

To the front of the property there is a landscaped garden with a block paved driveway to side aspect providing off street parking for two vehicles. There is access to the side of the property leading to the rear where there is a patio seating area and lawned gardens.



## GARAGE

Having electric door, power, lighting and hot and cold water taps.

### 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](http://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 & Co, Taylor Rose, 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.

CMH, 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 01522556088 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

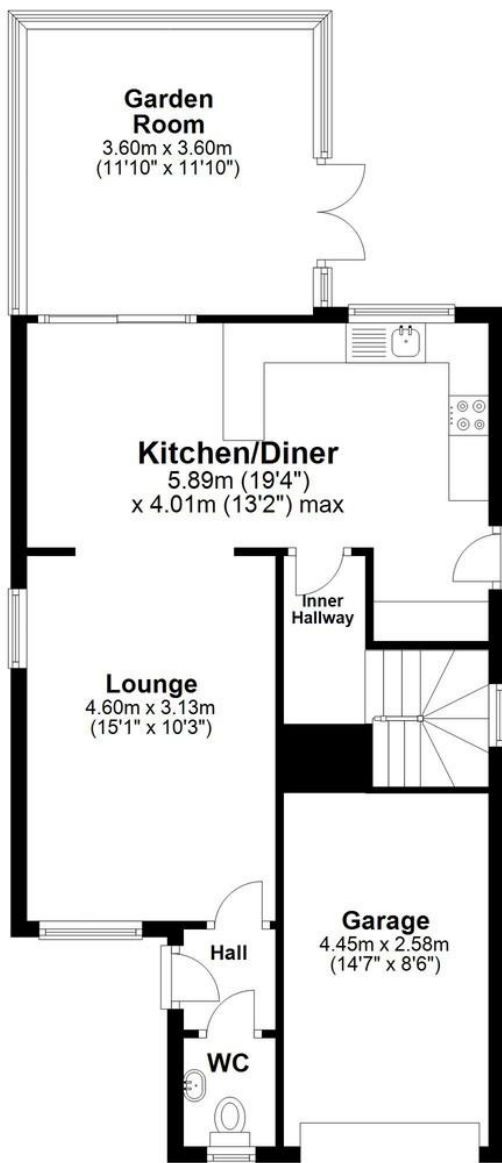
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

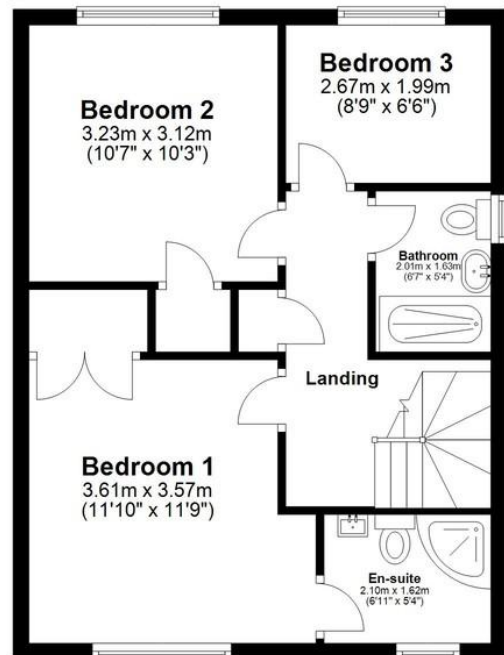
## Ground Floor

Approx. 68.3 sq. metres (735.2 sq. feet)



## First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 114.0 sq. metres (1227.3 sq. feet)

For Illustration Purposes Only

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



[www.mundys.net](http://www.mundys.net)