



**Stoneways, Gravelly Lane,  
Fiskerton, NG25 0UW**



Book a Viewing!

### **OFFERS OVER £525,000**

No Onward Chain - Superb opportunity to purchase this exceptionally well maintained Detached Bungalow situated on a large level plot in this popular Trent Valley village with accommodation extending to over 1290 sqft. Tucked away off Gravelly Lane this delightful property sits centrally on the plot and offers accommodation including Porch, Entrance Hall, Lounge, Dining Area, Breakfast Kitchen and Rear Porch. Bedroom One with Shower Room, Three further Bedrooms and Bathroom complete the property. Outside a long driveway leads to a detached double garage with further garden store, lawned gardens to front and rear have well stocked flower/shrub beds and borders with a rear private patio. We highly recommend an early viewing to fully appreciate this detached home.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – F.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Fiskerton is a thriving and popular rural Trent Valley Village approximately 3.5 miles from the Minster town of Southwell. The Village benefits from being in the Southwell Minster School catchment area with free buses to the schools in Southwell. Also benefiting from a Post Office/Store, Public House and direct rail link connecting Newark and Nottingham (20 mins) and Lincoln. There is a village green and good community spirit. Beautiful surrounding countryside offers plenty of wonderful river and country walks right on your doorstep.



## ACCOMMODATION

### PORCH

With double glazed entrance door gives access to the entrance porch with further glazed panelled door to the entrance hall.

### ENTRANCE HALL

With airing cupboard/linen store, two further storage cupboards, access to the loft space which is part boarded and insulated.

### LOUNGE

19' 4" x 15' (5.89m x 4.57m) With double glazed windows to the front and rear elevations, open fire with stone surround, radiator and access to the dining area.

### DINING AREA

10' 9" x 8' 8" (3.28m x 2.64m) With double glazed double doors to the rear garden, double glazed windows to either side and radiator.

### BREAKFAST KITCHEN

14' x 11' (4.27m x 3.35m) With a range of wall and floor mounted cupboards and drawers, roll top worksurfaces with inset sink, splash tiled surround, double glazed window to the rear elevation, inset electric hob with extractor over, splash tiled to work surfaces, plumbing and spaces for washing machine and dishwasher, fridge space, electric oven with microwave over, radiator, tiled floor, multi-paned glazed panelled door to the rear porch and double glazed double doors to the rear garden.



### BEDROOM ONE

11' 1" x 13' (3.38m x 3.96m) With double glazed window to the front elevation, two double wardrobes, radiator and sliding door to en-suite shower room.



### EN-SUITE SHOWER ROOM

With shower, pedestal wash hand basin, low level WC, splash tiled surround and tiled floor.

### BEDROOM TWO

11' 1" x 9' 5" (3.38m x 2.87m) With double glazed window to the front elevation and radiator.



### BEDROOM THREE

11' x 8' 4" (3.35m x 2.54m) With double glazed window to the rear elevation and radiator.

### BEDROOM FOUR

10' 1" x 8' 2" (3.07m x 2.49m) Currently used as a study/office. With double glazed window which looks into the rear porch and radiator.



#### **BATHROOM**

9' 5" x 5' 3" (2.87m x 1.6m) Comprising of a fitted white suite, panelled bath with shower over, pedestal wash hand basin, low level WC, bidet, heated towel rail, double glazed window to the side elevation and half tiled surround with tiled floor.

#### **OUTSIDE**

##### **FRONT**

With large lawn garden with mature flower/shrub borders and beds, fence and hedge boundary, block paved driveway which extends to the side of the property with the narrowest point being 7' 10" (2.39m) wide. This in turn leads to a double garage.



##### **REAR**

With a large lawn rear garden, flower/shrub borders and beds, external tap, outside lighting, green house, established trees, flagstone private patio area which runs to the rear of the property. All totally enclosed and offering a high degree of privacy.

##### **DOUBLE GARAGE**

15' 6" x 15' (4.72m x 4.57m) With two up-and-over doors with light and power, corner storage area with shelving.

##### **GARDEN STORE**

12' 4" x 6' 10" (3.76m x 2.08m) With light and power.





**WEBSITE**

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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.

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**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**

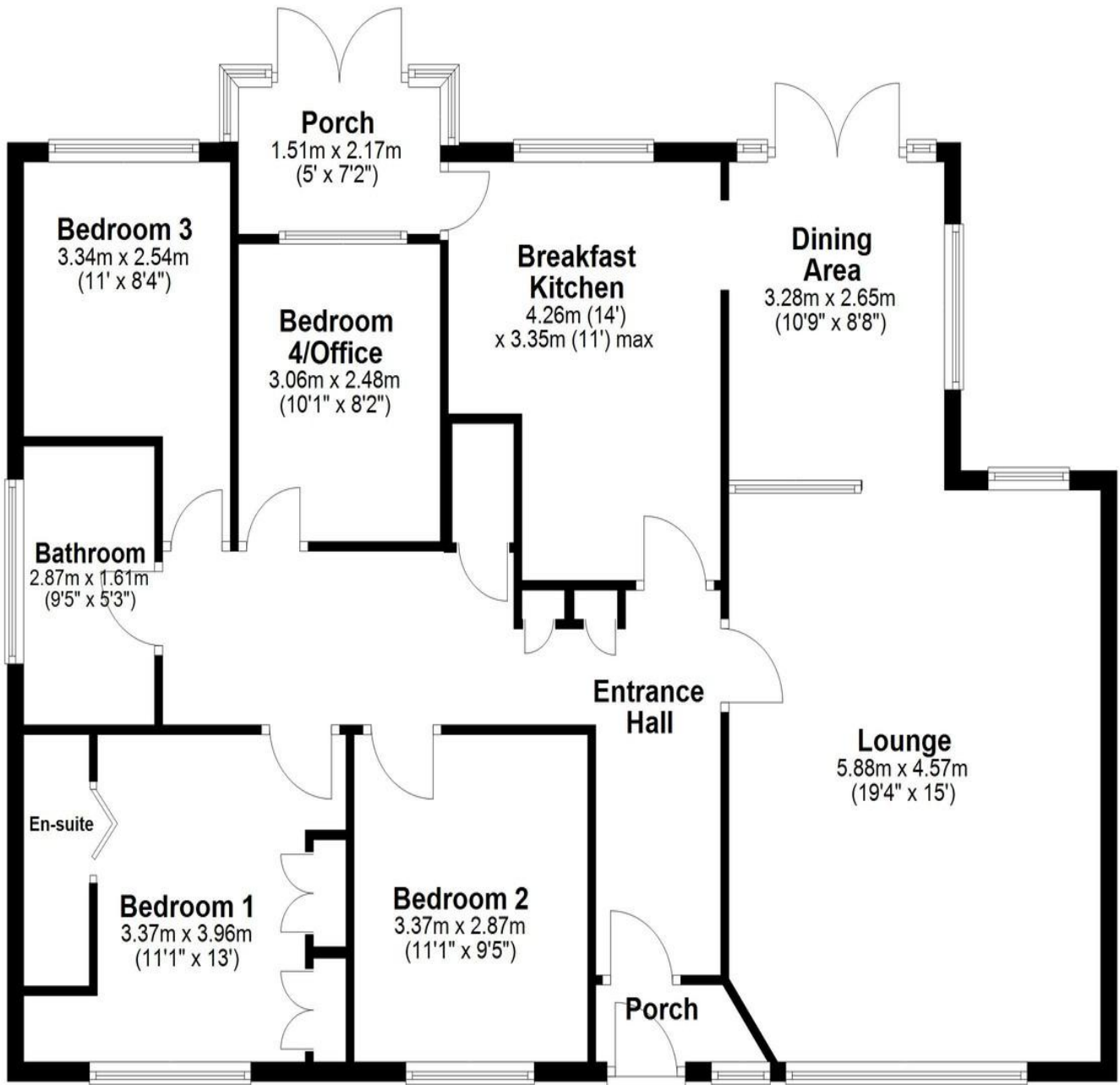
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## Ground Floor

Approx. 119.9 sq. metres (1291.1 sq. feet)



Total area: approx. 119.9 sq. metres (1291.1 sq. feet)

For Illustration Purposes Only  
Plan produced using PlanUp.

## Stoneways, Gravelly Lane, Fiskerton

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