



## 2 The Close

Fiskerton, Lincoln, LN3 4HG



Book a Viewing!

**£250,000**

Situated on a fantastic plot at the end of a quiet cul-de-sac in the highly sought after village of Fiskerton, this modern three bedroom semi detached home offers well-presented and spacious accommodation throughout. The property comprises an Entrance Hall, a comfortable Lounge, a generous Kitchen Diner, three well appointed Bedrooms and a stylish refitted Family Bathroom. Outside, a driveway to the side provides off street parking for two vehicles, while the extensive rear garden is a standout feature, being predominantly laid to lawn and offering excellent space for family life, outdoor entertaining and children's play. An ideal home for first time buyers, families or those looking to enjoy village living, viewing is highly recommended. The property also benefits from approved planning permission for a substantial single storey wrap-around extension, offering excellent potential to further enhance and expand the living accommodation.



## The Close, Fiskerton, Lincoln, LN3 4HG



### 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

With staircase to the first floor, understairs storage cupboard, laminate flooring and radiator.

#### LOUNGE

15' 6" x 12' 3" (4.73m x 3.74m) With two double glazed windows to the front aspect and radiator.

#### KITCHEN/DINER

21' 10" x 9' 4" (6.67m x 2.86m) Fitted with a range of wall and base units with work surfaces over, 1½ stainless steel sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, spaces for fridge freezer and washing machine, tiled flooring and splashbacks, double glazed window to the rear aspect, double glazed French doors to the rear garden and door to the side aspect.



#### FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

#### BEDROOM 1

12' 7" x 12' 2" (3.84m x 3.72m) With two double glazed windows to the front aspect, built-in double wardrobe and radiator.

#### BEDROOM 2

12' 2" x 9' 0" (3.73m x 2.76m) With double glazed window to the rear aspect, built-in double wardrobe and radiator.

#### BEDROOM 3

9' 8" x 9' 6" (2.96m x 2.91m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.



#### BATHROOM

9' 4" x 5' 6" (2.85m x 1.69m) Refitted with a stylish three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit with storage beneath, storage cupboard, towel radiator, tiled splashbacks and double glazed window to the rear aspect.

#### OUTSIDE

The property has a side driveway providing off street parking for two vehicles. To the rear there is a generous enclosed rear garden which is predominantly laid to lawn.

#### KEY FACTS FOR BUYERS

#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – B.

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

**TENURE** - Freehold.

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

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)





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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. Mundy 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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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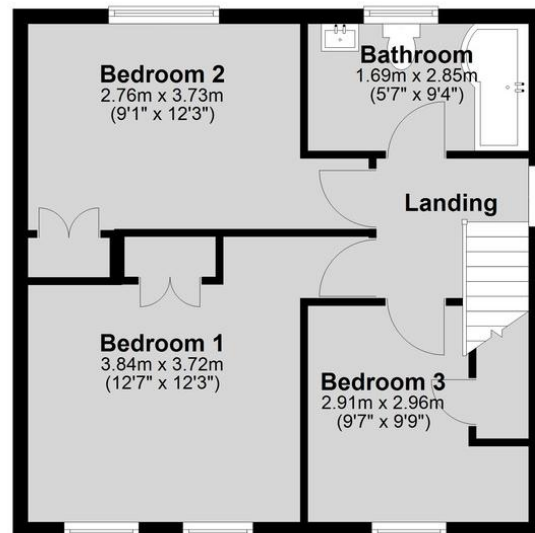
**Ground Floor**

Approx. 44.7 sq. metres (481.0 sq. feet)



**First Floor**

Approx. 45.0 sq. metres (484.3 sq. feet)



Total area: approx. 89.7 sq. metres (965.3 sq. feet)

**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.

