



**3 Green Drive,
Fiskerton, NG25 0UA**



Book a Viewing!

Offers in the Region of £475,000

Situated in a popular Trent Valley village, this spacious Detached Family Home occupies a quiet cul-de-sac location and offers well proportioned accommodation ideal for modern family living. The property features an entrance hall, cloakroom/WC, lounge, study/playroom and dining room, together with a generous breakfast kitchen and separate utility room. Upstairs are four bedrooms, including a master bedroom with en-suite, plus a family bathroom. Offering well proportioned accommodation ideal for modern family living. Outside, the property benefits from a enclosed private garden and double garage with driveway. A further highlight is the hyperfast fibre-optic broadband (F4RN) to the property, making this an excellent choice for home working and connected family life.





LOCATION

Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster Town of Southwell. The village benefits from being in the Southwell Minster School and Lowes Wong School catchment area, with a school bus to the Lowes Wong School, and has a post office/store, public house and a rail link connecting Newark and Nottingham.

F4RN

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

21' 8" x 6' 6" (6.6m x 1.98m) Double glazed door gives access to entrance hall, stairs off to first floor landing, under stairs storage cupboard, radiator and double doors off to lounge.





LOUNGE

17' 10" x 11' 11" (5.44m x 3.63m) With double glazed window to the front elevation, stone effect gas fire with feature surround, two radiators and double glazed double doors to the rear garden.

DINING ROOM/PLAY ROOM

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

STUDY/OFFICE

8' 1" x 11' 1" (2.46m x 3.38m) With double glazed window to the front elevation and radiator.

CLOAKROOM/WC

Comprising of low level WC, pedestal wash hand basin, splash tiling, double glazed window to the side elevation and radiator.



KITCHEN/BREAKFAST ROOM

12' 3" x 11' 9" (3.73m x 3.58m) With an ample range of wall and floor mounted cupboards and drawers with work surface over, splash tiling to work surfaces, inset stainless steel single drainer sink unit, inset five ring gas hob with extractor over, electric double oven, integrated dishwasher and undercounter fridge and freezer, tiled floor, radiator, double glazed window to the side and rear elevation with door off to the utility room.

UTILITY ROOM

8' 4" x 6' (2.54m x 1.83m) With a range units with work surface over, inset stainless steel single drainer sink unit, plumbing for washing machine with space for a tumble dryer, wall mounted Worcester central heating boiler, tiled floor, radiator, double glazed door to the rear garden and double glazed window over looking rear garden.



FIRST FLOOR LANDING

15' 9" x 6' 3" (4.8m x 1.91m) with access to roof space, cylinder cupboard and double glazed window to the side elevation.

BEDROOM 1

17' 10" x 11' 11" (5.44m x 3.63m) With double glazed windows to the front and rear elevations, two radiators, two double wardrobes and door off to en-suite.

EN-SUITE SHOWER ROOM

5' 11" x 8' 8" (1.8m x 2.64m) Comprising of shower with rail and curtain, vanity wash hand basin, low level WC, double glazed window to the front elevation and radiator.

BEDROOM 2

12' 4" x 11' 3" (3.76m x 3.43m) With double glazed windows to the rear and side elevations, two double wardrobes and radiator.

BEDROOM 3

9' 9" x 11' 3" (2.97m x 3.43m) With double glazed window to the front elevation and radiator.

BEDROOM 4

7' 9" x 11' 3" (2.36m x 3.43m) With double glazed window to the side elevation and radiator.





BATHROOM

8' 2" x 6' 8" (2.49m x 2.03 m) Comprising of bath with shower over, side screen, low level WC, pedestal wash hand basin, mosaic tiled surround, double glazed window to the rear elevation and radiator.

OUTSIDE

FRONT

Enclosed front lawned forecourt.

REAR

Totally enclosed rear garden, lawned, external tap, light, summer house with power and gated access leading to double driveway providing off-road parking for two/three cars.



DOUBLE GARAGE

18' x 17' 4" (5.49m x 5.28m) With two up-and-over doors, loft access to loft storage area with light and power.





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 – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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 these 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 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.
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KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

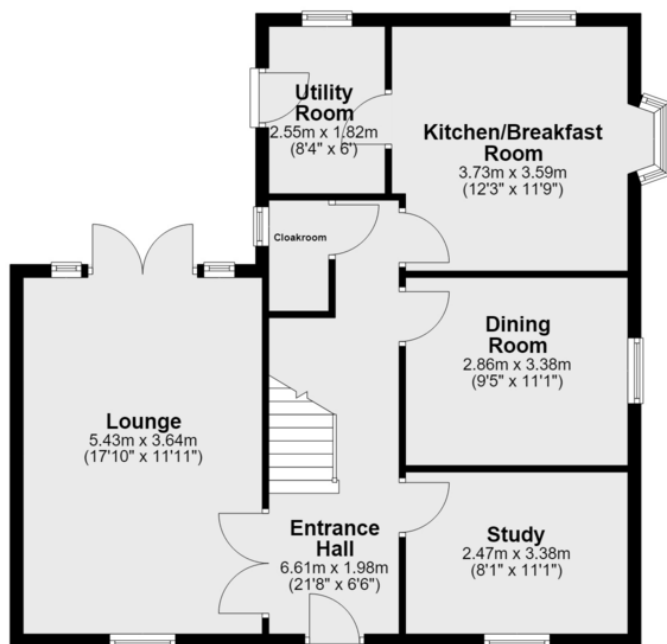
BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

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

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

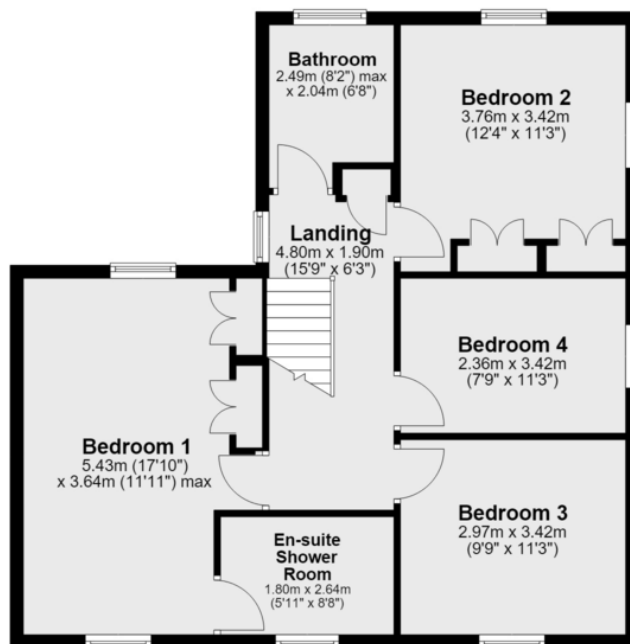
Ground Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



First Floor

Approx. 70.7 sq. metres (760.5 sq. feet)



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