



5 Manor Yard Court

Fiskerton, LN3 4FX



Book a Viewing!

£289,950

Immaculately presented Three Bedroom End Terraced Home, built approximately three years ago and benefiting from the remainder of its new build warranty.

Finished to a high standard throughout, the property boasts an impressive 36ft open plan living space, air source heat pump, underfloor heating throughout both the ground and first floors, EV charging point and low maintenance gardens, making it an ideal purchase for a wide range of buyers.

The accommodation comprises of an Entrance Hall, Open Plan Kitchen/Dining/Living Space, Cloakroom/WC, Three Bedrooms, Family Bathroom, gardens to the front and rear, and two allocated parking spaces.



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LOCATION

Fiskerton is a popular and well connected village situated approximately six miles east of Lincoln along the River Witham, offering an excellent balance between countryside living and convenient access to the city. The village enjoys a strong community atmosphere and benefits from a well regarded primary school, village hall and popular public house.

The surrounding area is particularly appealing for those who enjoy outdoor pursuits, with the Water Rail Way providing excellent walking and cycling routes through the Lincolnshire countryside. Everyday amenities can be found in nearby Cherry Willingham, whilst the Carlton Centre offers a wider range of shopping facilities and services.

Lincoln is easily accessible and provides an extensive range of shopping, leisure and cultural attractions, together with rail and transport connections. Combining a peaceful village setting with convenient access to the city, Fiskerton remains a sought after location for families and professionals alike.

ACCOMMODATION

ENTRANCE HALL

With LVT flooring, spotlights and frosted entrance door, stairs rise to the first floor landing, space flows directly into the open plan living accommodation.



OPEN PLAN LIVING SPACE

36' 5" x 13' 7" (11.1m x 4.14m) A stunning open plan living area extending to approximately 36ft, underfloor heating throughout the ground floor.

KITCHEN AREA

The kitchen is fitted with range of wall and base units, work surfaces, sink with mixer tap, integrated appliances including a dishwasher, fridge and freezer, electric hob with extractor over, electric oven, breakfast bar, spotlights and LVT flooring.

DINING AREA

With space for a family dining table and positioned centrally within the open plan arrangement with a under stairs pantry/cupboard.

LOUNGE AREA

With bi-fold doors that create a seamless connection between the house and garden and underfloor heating.

CLOAKROOM/WC

Fitted with a WC and wash hand basin with vanity storage, tiled splashbacks, heated towel radiator, LVT flooring, spotlights and extractor.

FIRST FLOOR LANDING

With access to all three bedrooms and the family bathroom, loft access, over stairs storage. The first floor also benefits from underfloor heating throughout.

BEDROOM 1

13' 4" x 10' 10" (4.06m x 3.3m) With UPVC window overlooking the garden and two built-in wardrobes, one of which houses the hot water cylinder.

BEDROOM 2

11' 8" x 7' (3.56m x 2.13m) With UPVC window to the front aspect.

BEDROOM 3

7' 4" x 6' 1" (2.24m x 1.85m) With UPVC window to the front aspect.

FAMILY BATHROOM

Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin with vanity storage, tiled splashbacks, LVT flooring, heated towel radiator, spotlights, extractor and frosted window.

OUTSIDE

To the rear there is a secure enclosed garden incorporating a paved patio area, lawn, mature borders and a garden shed. The property's air source heat pump is also positioned within the rear garden, while bi-fold doors from the living space provide direct access outside, creating an excellent indoor-outdoor connection.

To the front, the property benefits from a pleasant garden area enclosed by a picket fence, together with pathways, lawn and planted borders. There is pedestrian access down the side of the property, two allocated parking spaces and an electric vehicle charging point.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Air Source Heat Pump, underfloor heating throughout.

EPC RATING – B.

COUNCIL TAX BAND – A (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](#)

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](https://www.mundys.net)

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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

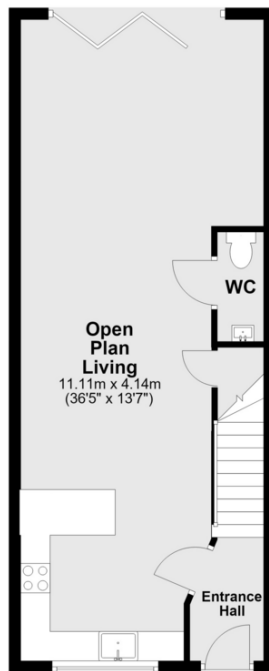
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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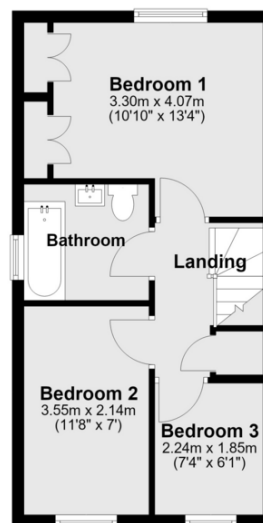
Ground Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 79.2 sq. metres (852.8 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

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