



# The Old Farmhouse, Maltkiln Road

Fenton, Lincoln, LN1 2EW

# £600,000

This is a Grade II listed four bedroomed detached Farm House, located in the village of Fenton and dose to the Market Town of Gainsborough, Market Rasen and Lincoln. The property has spacious living accommodation to comprise of Reception Hallway, bay fronted Lounge and Sitting Room, Rear Hallway, WC, Inner Hallway with a second set of stairs, further Reception Room, farm house style Kitchen, Utility Room, Boiler Room and First Floor Landing giving access to four Bedrooms, En-suites to Bedrooms 1 and 2, Dressing Room and a Family Bathroom. Outside there is a gravelled sweeping driveway to the front of the property providing off road parking for several vehicles, lawned garden, mature shrubs, trees and access to the Integral Double Garage. To the rear of the property there is an extensive garage and to the side there are further lawned gardens and storage areas. Viewing of the property is highly recommended.



# The Old Farmhouse, Maltkiln Road, Fenton, Lincoln, LN1 2EW







Mains electricity, water and drainage. Oil Central Heating.

**EPC RATING** – to follow.

COUNCIL TAX BAND - E

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

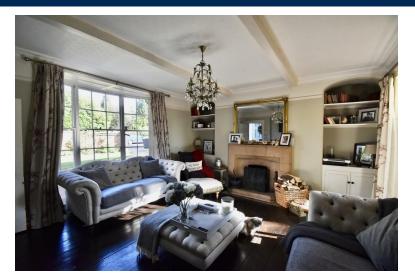
**VIEWINGS** - By prior appointment through Mundys.

#### DIRECTIONS

Leaving Lincoln along the A57 towards Saxilby, passing the village of Saxilby and continuing onto Gainsborough Road. At the Drinsey Nook traffic lights bear right onto the A156 towards Fenton. Once in the village of Fenton turn right onto Maltkiln Road and then property can be located on the left hand side.

#### LOCATION

Fenton is a small rural village to the west of the historic Cathedral and University City of Lincoln. The village is located approx. 12 miles from Lincoln and approx. 8 miles from Gainsborough. The village has easy access to a range of facilities in the nearby villages of Torksey and Saxilby. There is easy access to the mainline railway at both Retford and Newark.









# **ACCOMMODATION**

# **RECEPTION HALL**

With door and windows to the front aspect, doors to the rear hallway, lounge and sitting room.

# LOUNGE

14' 7" x 17' 2" (4.47m x 5.24m), with bay window to the front aspect, door to the rear, fireplace and radiator.

# SITTING ROOM

14' 3" x 16' 9" (4.35m x 5.12m) , with bay window to the front aspect, fireplace and radiator.

# REAR HALL

With doors to the rear garden, further reception room and WC.

# WC

7' 1" x 7' 6" (2.17m x 2.29m) , with WC, wash hand basin and window to the side aspect.

### **RECEPTION ROOM**

 $17^{\prime}\,6^{\prime\prime}\,x\,14^{\prime}\,8^{\prime\prime}\,(5.34m\,x\,4.48m)$  , with double doors to the rear garden, fireplace, radiator and door to kitchen.

#### KITCHEN

16' 4" x 22' 6" (4.98m x 6.87m), with window to the side aspect, double doors to the rear garden, tiled flooring, fitted with base units with wooden work surfaces overs, ceramic sink unit and drainer, range cooker and spaces for fridge and dishwasher.

#### UTILITY ROOM

10' 3" x 16' 0" (3.14m x 4.90m) , with fitted base units, Belfast sink unit, pizza oven, window and door to the rear aspect and door to the boiler room.

## **BOILER ROOM**

10' 3" x 5' 9" (3.14m x 1.76m) , with floor mounted oil fired central heating system.

INNER HALLWAY WITH SECOND SET OF STAIRS 17' 6" x 7' 6" (5.34m x 2.29m) , with stairs to the first floor.

# FIRST FLOOR LANDING

# BEDROOM 2

14' 7" x 16' 4" (4.47m x 5.00m) , with window to the front aspect, radiator and door to the en-suite.

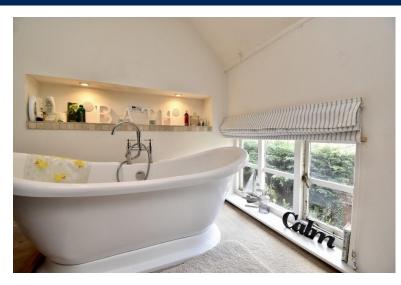
#### EN-SUITE

5' 2" x 7' 6" (1.59m x 2.29m), with suite to comprise of shower, WC and wash hand basin.

BEDROOM 3 15' 3" x 17' 0" (4.65m x 5.19m), with window to the front aspect, walk-in fitted wardrobe and radiator.

### **BEDROOM**

4 20' 2" x 15' 10" (6.17m x 4.83m), with window to the side aspect, fireplace and radiator.







#### rox. 370,1 sq. metres (3

#### **BATHROOM** 12' 9" x 6' 8" (3.89m x 2.05m)

#### **REAR LANDING**

#### MAIN BEDROOM

16' 8" x 20' 9" (5.10m x 6.33m), with window to the side aspect, range of fitted wardrobes, decorative fireplace, radiator and door to en-suite.

#### **EN-SUITE**

9' 10" x 14' 0" (3.00m x 4.27m) , with window to the rear aspect, radiator and suite to comprise of shower, WC, wash hand basin and bath.

#### DRESSING ROOM

9' 10" x 9' 3" (3.00m x 2.84m), with window and shelving.

#### OUTSIDE

To the front of the property there is a gravelled sweeping driveway providing off road parking, a lawned garden with mature shrubs and trees. To the side of the property there is a lawned garden and storage areas and mature shrubs. To the rear of the property there is a paved seating area, extensive gardens, flowerbeds, mature shrubs and trees and shed.

#### DOUBLE GARAGE

19' 9" x 19' 8" (6.03m x 6.00m), with two doors to the front, double doors and window to the rear, power and lighting.

#### WEBSITE

wees in c Our detaile d web site show sall our available properties and a kogives extensive information on all aspects of moving home, local area information and he loful information for buyers and sellers. This can be found at mundys net

SELUNG YOURHOME - HOWTOGO ABOUTIT We are happy to offer FREE adv ice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALST VALUERS. Ring or call into one of our offices orv isit our website for more details.

#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who w III be ab le to provide information to you on the Conveyancing services they can offer. Should yo u decide to use these Conveyancing Services then we will receive a referral fee of up t o £150 per sale and £150 per purchase from them .

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral I fee of up to £125.

Westaby Financia I Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financia I Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is 542.1 nahdliton Westaby Financial Services will pay between £10 and £30 commission to the ind vidual member of staff who generated the app ointment.

#### BUYING YOUR HOME

Survey gives peace of m ind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 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

NOTE 1. None of the services or equipment have been checked or tested. 2. All measurements are be leved to be accurate but are given as a general guide and should be tho 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:

- The details are a gene raiout line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any authority to make or give representation or warranty whatever in relation to this property. 1.
- All descript ions, d imensions, references to condit ion and necessary perm issions for use and occupation and othe should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated hereir verified

Regulated by RICS. Mundys i sthet rading name of Mundys Property Services LLP registered in Eng land NO. OC 353 705. The Partner s are not Partner sfort he pur poses of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street Lincoln **LN2 1AS** 

www.mundys.net residential@mundys.net 01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

