



**17 Lincoln Road**

Fenton, Lincoln, LN1 2EP

**£360,000**

This is a larger than average Extended Four Bedroom Detached Family Bungalow positioned in this popular village location of Fenton. The property has open countryside views to the rear and spacious living accommodation to comprise of Entrance Porch, Lounge with fireplace, Dining Room, Sitting Room, Kitchen, Utility Room with Pantry, Inner Hallway leading to Bathroom and Shower Room, Three Ground Floor Bedrooms and stairs rising to a First Floor Landing giving access to Bedroom Four/Study. Outside, the property is approached by a sweeping Driveway providing parking for vehicles and access to an integral Garage. To the rear of the property, there are extensive landscaped Gardens with a range of seating areas with views over farmland to the rear.





**SERVICES**

All mains electricity, storage, and drainage. Electric storage heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – D (West Lindsey District Council)

**TENURE** - Freehold.

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

**DIRECTIONS**

Heading out of Lincoln on the A57 heading towards Saxilby, continue along heading towards Gainsborough, over the traffic lights continue towards the village of Fenton. Once in the village of Fenton, the Bungalow can be located on the right 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

### ENTRANCE PORCH

4' 9" x 4' 3" (1.45m x 1.32m) With uPVC window and door to the front, door to the Lounge and door to fitted cupboard.

### LOUNGE

24' 5" x 11' 6" (7.45m x 3.53m) With uPVC window to the front, multi fuel stove and doorway leading into the Inner Hallway.

### INNER HALLWAY

With doors leading to the Lounge, Dining Room, fitted cupboards, Bathroom, Bedrooms One, Two and Three and Family Shower Room and stairs rising to First Floor Landing.



### DINING ROOM

11' 11" x 12' 0" (3.64m x 3.66m) Leading into the Sitting Room, door leading to the Kitchen, space for a dining table and an electric storage heater.

### SITTING ROOM

14' 10" x 11' 10" (4.53m x 3.63m) With uPVC sliding doors to the rear, uPVC window to the rear and an electric storage heater.

### KITCHEN

11' 11" x 10' 6" (3.64m x 3.21m) With uPVC window to the rear, window to the ceiling and fitted with a range of base units and drawers with work surfaces over, sink and drainer with mixer tap, integral electric oven, electric hob and extraction above, integral dishwasher, space for fridge freezer, wall mounted cupboards with complementary tiling below, space for a dining table and door leading to the Utility Room.



### UTILITY ROOM

9' 3" x 10' 3" (2.82m x 3.14m) With uPVC window and door to the side and fitted with base units with sink and drainer, space for a washing machine and doors to the Pantry and Garage.

### PANTRY

4' 9" x 4' 3" (1.45m x 1.32m) With shelving.

### BEDROOM 1

10' 0" x 16' 10" (3.06m x 5.14m) With two uPVC windows to the rear, electric storage heater and fitted wardrobe.

### BEDROOM 2

13' 5" x 10' 1" (4.11m x 3.08m) With uPVC window to the front and electric storage heater.

### BEDROOM 3

10' 0" x 16' 10" (3.06m x 5.14m) With uPVC window to the front and electric storage heater.

### BATHROOM

8' 9" x 6' 11" (2.69m x 2.12m) With window to the side and suite to comprise of bath, WC and wash hand basin.





## SHOWER ROOM

6' 10" x 10' 0" (2.09m x 3.06m) With Velux window to the ceiling, walk-in shower with tiled surround, WC and wash hand basin.

## 1ST FLOOR LANDING

With window to the side and door to the Study/Bedroom 4.

## STUDY/ BEDROOM 4

14' 10" x 17' 11" (4.53m x 5.47m) With uPVC windows to the rear, front and side aspects and electric storage heater.

## GARAGE

15' 8" x 8' 6" (4.79m x 2.60m) With up-and-over door to the front, window to the side, power and lighting.

## OUTSIDE

To the front of the property, there is a block-paved sweeping driveway, raised beds with flowerbeds and a circular flowerbed. To the rear of the property, there is an extensive lawned Garden with a range of seating areas, decked areas with views over farmland to the rear with mature shrubs and trees.

### 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](http://mundys.net)

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £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 them we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial 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. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

### BUYING YOUR HOME

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

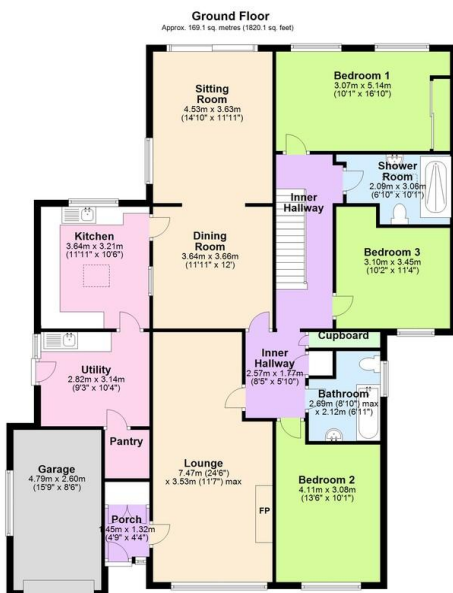
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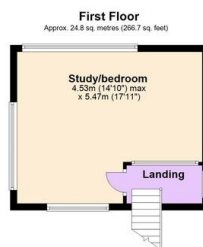
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Total area: approx. 193.9 sq. metres (2086.8 sq. feet)

For illustration purposes only  
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17 lincoln road fenton



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