



6 Fenton Fields

Fenton, Lincoln, LN1 2GE

£319,950

A modern four bedroom detached house in the village of Fenton with immaculate and spacious accommodation comprising of Hall, Cloakroom/WC, Lounge, Kitchen/Diner, Utility Room, First Floor Landing, four Bedrooms, Master En-Suite Shower Room and Family Bathroom. Outside is a block-paved driveway, an attached Single Garage and enclosed rear garden. Viewing is highly recommended.



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SERVICES

Mains electricity, water and drainage. Oil central heating.

EPC RATING – C

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leave Lincoln along the A57 towards Saxilby and pass the village of Saxilby 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 left onto Fenton Fields.

LOCATION

Fenton is a small rural village to the West of the historic Cathedral and University City of Lincoln. The village is located approximately twelve miles from Lincoln and eight miles from Gainsborough and 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

HALL

With staircase to First Floor and radiator.

CLOAKROOM/WC

With wall-mounted wash hand basin, close coupled WC, tiled floor, splashbacks, double glazed window to the side aspect and radiator.

LOUNGE

17' 9" x 11' 7" (5.42m x 3.55m), with double glazed window to the front aspect, electric fire in a feature fireplace and radiator.

KITCHEN/DINER

19' 3" x 15' 7" (5.87m x 4.75m), fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer, integrated fridge, freezer, dishwasher, electric oven and hob with extractor fan over, tiled floor, splashbacks, spotlights, double glazed window to the rear aspect, double glazed French doors to the rear garden and radiator.



UTILITY ROOM

Fitted with wall and base units with work surfaces over, integrated tumble dryer, tiled floor, splashbacks, door to the rear garden, double glazed window to the rear aspect and space for a washing machine.

FIRST FLOOR LANDING

With airing cupboard and loft hatch.



BEDROOM 1

15' 3" x 12' 9" (4.65m x 3.90m), with double glazed window to the rear aspect and radiator.

EN SUITE SHOWER ROOM

Fitted with a three-piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, chrome towel radiator, tiled floor, splashbacks, spotlights and double glazed window to the side aspect.

BEDROOM 2

12' 9" x 11' 5" (3.89m x 3.5 m), with double glazed window to the front aspect and radiator.

BEDROOM 3

18' 5" x 8' 9" (5.63m x 2.68 m), with double glazed window to the front aspect and radiator.



BEDROOM 4

10' 2" x 6' 2" (3.10m x 1.89 m), with double glazed window to the rear aspect and radiator.

BATHROOM

7' 4" x 6' 2" (2.26m x 1.88 m), fitted with a three-piece suite comprising of panelled bath, pedestal wash handbasin and close coupled WC, chrome towel radiator, tiled floor, splashbacks, spotlights and double glazed window to the side aspect.

GARAGE

With an up and over door, light, power and housing the oil central heating boiler.



OUTSIDE

The property benefits from a block paved driveway providing off-street parking and access to the attached Single Garage. To the rear of the property is an enclosed and private garden laid mainly to patio with a decked area, mature shrubs, brick built store for oil tank and bins and a Shed to the side of the property.

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

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 then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby 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

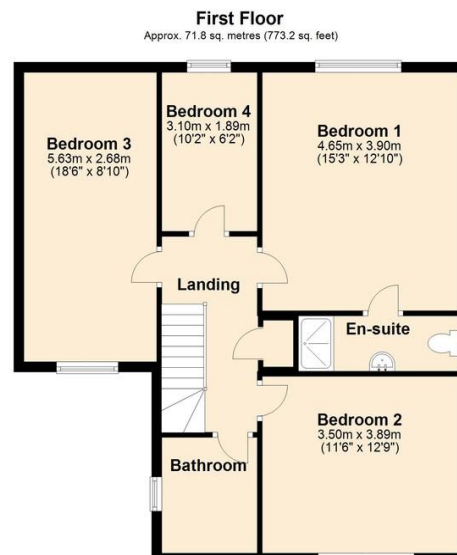
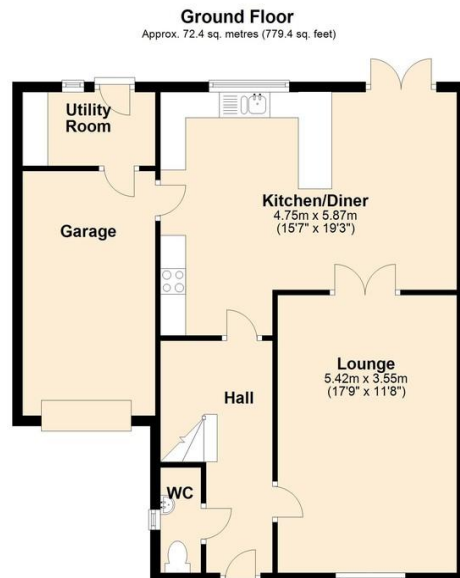
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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Total area: approx. 144.2 sq. metres (1552.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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 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.

