



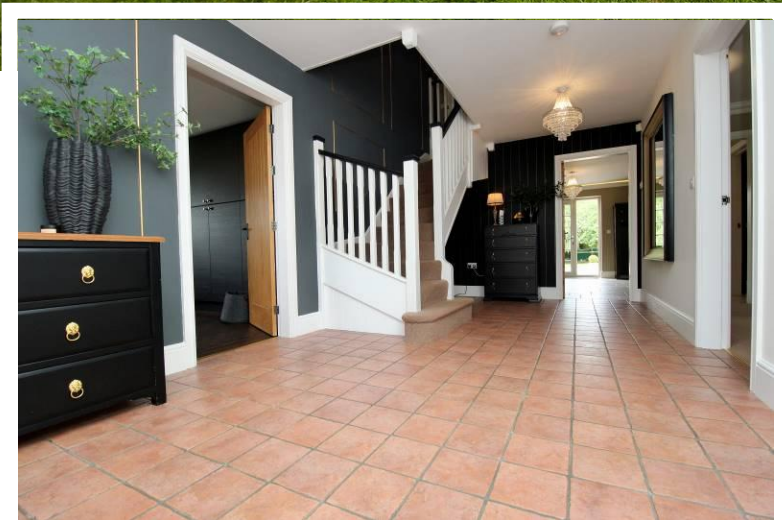
58 Fiskerton Road
Reepham, Lincoln, LN3 4EF

£695,000

A larger than average four bedroom detached family home which has internal accommodation in excess of 300 square metres. To the Ground Floor there is underfloor heating throughout, a Reception Hallway, Study, Lounge, Open Plan Living Dining Kitchen with feature full-height ceiling Dining Room, Shower Room and Utility Room. To the First Floor there is a spacious Landing, four Bedrooms, Bedroom One with a Dressing Room and En-Suite, Bedrooms Two and Three with Dressing Rooms and a Luxury Family Bathroom. Outside the property is approached by a large gravelled driveway providing off-street parking to the front and side of the property and giving access to the Garage. To the rear of the property there is an extensive lawned garden with mature shrubs and trees and an enclosed paved seating area with double doors from the Dining Room and Kitchen/Breakfast Area. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position it sits in the popular village of Reepham.



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SERVICES

All mains services available. Gas central heating. Underfloor heating to the Ground Floor and radiators to the First Floor.

EPC RATING – B

COUNCIL TAX BAND – F

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the A158 Wragby Road, turn right where signposted towards the village of Reepham on Kennell Lane. Proceed along, take the left hand turning onto the High Street, follow the road round and pass the Fox and Hounds Public House. Go over the railway line taking you onto Fiskerton Road, proceed along for some time and the property is the last house on the right hand side identified by the Mundys For Sale Board.



LOCATION

Located within the popular village of Reepham, North-East of the historic Cathedral and University City of Lincoln. Together with the village of Cherry Willingham and Fiskerton there are many amenities available. There is also a regular bus service into Lincoln City Centre where all the usual facilities can be found.

ACCOMMODATION

RECEPTION HALL

20' 9" x 9' 7" (6.34m x 2.94m), with tiled flooring, underfloor heating, UPVC windows and doors to the front aspect, stairs rising to the First Floor Landing and doors to the Study, Lounge and the Living/Kitchen/Dining Room.



STUDY

12' 11" x 14' 7" (3.94m x 4.45m), with UPVC bay window to the front aspect, UPVC window to the side aspect, Amtico flooring, fitted with a range of bespoke storage units and underfloor heating.

LOUNGE

20' 9" x 14' 6" (6.35m x 4.42m), with UPVC bay window to the front aspect, UPVC windows to the side aspect, gas fire with stone hearth and surround, underfloor heating, wall lights and LED lights to the ceiling.



LIVING/KITCHEN/DINING ROOM

42' 7" x 30' 7" (12.99m x 9.33m)
(overall measurement)

BREAKFAST AREA

With double UPVC doors to the rear garden, tiled flooring, underfloor heating and a wall-mounted display cupboard.

KITCHEN AREA

With windows to the side aspects, tiled flooring, underfloor heating, fitted with a range of base units with Corian work surfaces over, wall-mounted cupboards with complementary splashbacks, integral appliances including a Neff oven, combination microwave, five ring Neff hob with extraction above, dishwasher and wine cooler, space for an American-style fridge with water supply behind and a breakfast bar.



DINING AREA

With UPVC windows and double doors to the rear garden, tiled flooring, underfloor heating, feature fireplace with gas coal-effect burner, LED spotlights to the full-height vaulted ceiling and space for a dining table.



UTILITY ROOM

7' 8" x 10' 6" (2.35m x 3.21m), with UPVC window and door to the side aspect, tiled flooring, underfloor heating, fitted with a range of base units with work surfaces over, wall-mounted cupboards with complementary tiling below, stainless steel sink and drainer with mixer tap over, integral electric oven, integral fridge, spaces for an automatic washing machine, dishwasher and tumble dryer, LED spotlights to the ceiling and UPVC doors to the side aspect.

BOILER ROOM

With wall-mounted gas central heating boiler, underfloor heating and manifold system.



SHOWER ROOM

6' 7" x 6' 3" (2.02m x 1.92m), with UPVC window to the side aspect, tiled flooring, part-tiled walls, underfloor heating and suite comprising of corner shower, WC and wash hand basin.

LANDING

With UPVC window to the front aspect, doors leading to four Bedrooms and Bathroom and access to the roof void.

BEDROOM 1

15' 3" x 14' 7" (4.66m x 4.45m), with UPVC window to the rear aspect, radiator, archway to the Dressing Room and door to the En-Suite.



DRESSING ROOM

9' 1" x 6' 11" (2.79m x 2.11m), with shelving.

EN-SUITE

9' 1" x 7' 1" (2.79m x 2.17m), with UPVC window to the side aspect, suite comprising of shower, WC and wash hand basin, towel radiator, tiled flooring and tiled walls.

BEDROOM 2

14' 7" x 16' 5" (4.47m x 5.02m), with UPVC window to the side aspect, radiator and door to the Dressing Room.



DRESSING ROOM

With UPVC window to the side aspect and radiator.

BEDROOM 3

13' 8" x 15' 1" (4.18m x 4.61m), with UPVC windows to the front and side aspects, radiator and door to the Dressing Room.

DRESSING ROOM

6' 9" x 4' 7" (2.06m x 1.40m), with door to a utility cupboard.



BEDROOM 4

11' 3" x 14' 6" (3.45m x 4.43m), with UPVC window to the front aspect and radiator.

BATHROOM

9' 2" x 11' 6" (2.80m x 3.52m), with UPVC window to the rear aspect, feature tiled flooring and walls, his and hers sinks with vanity units and mirrors above, shower cubicle, separate bath, WC and towel radiator.

OUTSIDE

To the front of the property there is an extensive gravelled driveway providing off-street parking to the front and side. To one side of the property there is a block paved driveway giving access to the Garage. To the rear of the property there is an extensive lawned garden with vegetable plots, raised planters, mature shrubs and trees and a feature paved seating area that can be accessed via the double doors from the Breakfast Area and Dining Room.

GARAGE

25' 7" x 10' 5" (7.80m x 3.20m), with up and over door to the front aspect, window to the side aspect, door to the rear aspect, power and lighting.

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 Gilson Gray 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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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:

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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



For illustration purposes only.
Plan produced using Planisp.

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