



## 30 Holmfield

Fiskerton, Lincoln, LN3 4GD



Book a Viewing!

**£260,000**

A well-presented three bedroom detached family home located on this popular development within the village of Fiskerton, within walking distance of the village centre including a village pub, primary school and village hall. The property has been updated by the current owner and features a modern fitted Kitchen with integrated appliances and oak work surfaces, modern fitted Bathroom and an En-Suite and is tastefully decorated throughout. The property benefits from a driveway providing off-road parking and giving access to an integrated single garage and there is a rear garden with a decking seating area. Internally the property offers living accommodation briefly comprising of Hall, Downstairs WC, Lounge, Kitchen Diner, Inner Hallway and First Floor Landing leading to three Bedrooms, En-Suite Shower Room and built-in wardrobes to the Main Bedroom and a Family Bathroom. Viewing of the property is essential.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – TBC

**COUNCIL TAX BAND** – C

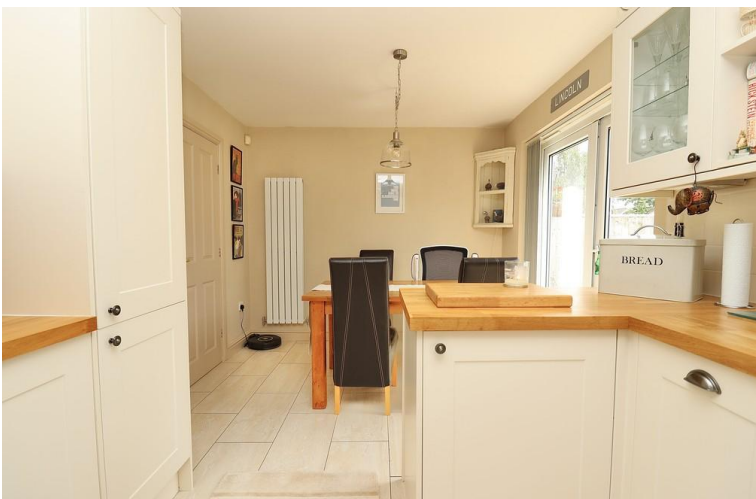
**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

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

**LOCATION**

The village of Fiskerton is located approximately 6 miles East of the City of Lincoln. It benefits from The Carpenters Arms public house, a church, many picturesque walks and relies on neighbouring Cherry Willingham for further amenities. Fiskerton is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.







## ACCOMMODATION

### HALL

With composite door, vinyl flooring and radiator.

### WC

With vinyl flooring, low level WC, wash hand basin, radiator and UPVC double glazed window.

### LOUNGE

15' 1" x 10' 3" (4.6m x 3.12m), with two UPVC double glazed windows, fire surround and hearth with gas fire inset and radiator.

### KITCHEN/DINER

19' 4" x 9' 3" (5.89m x 2.82m), with UPVC double glazed windows and double doors, tiled flooring, fitted with a range of wall, base units and drawers with oak work surfaces over, tiled splashback, composite sink and drainer, integral double oven, four ring ceramic hob with extractor fan over, integral dishwasher, fridge freezer and washing machine and vertical radiator.

### INNER HALLWAY

With radiator and stairs to First Floor.

### FIRST FLOOR LANDING

With airing cupboard with radiator and access to three Bedrooms and Bathroom.

### BEDROOM 1

11' 10" x 11' 9" (3.61m x 3.58m), with UPVC double glazed window, built-in wardrobe and radiator.



### EN-SUITE

8' 11" x 5' 4" (2.72m x 1.63m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, walk-in shower with tiled surround and rainfall shower, vertical radiator, spotlighting and extractor fan.

### BEDROOM 2

10' 7" x 10' 3" (3.23m x 3.12m), with UPVC double glazed window, built-in wardrobe and radiator.



### BEDROOM 3

8' 9" x 6' 6" (2.67m x 1.98m), with UPVC double glazed window and radiator.

### BATHROOM

8' 7" x 5' 4" (2.62m x 1.63m), with UPVC double glazed window, vinyl flooring, part-tiled walls, low level WC, wash hand basin, bath, radiator, spotlighting and extractor fan.

### OUTSIDE

To the front of the property there is a lawned garden with mature hedging and a driveway providing off-street parking which also gives access to the integral single garage. There is access to the side of the property leading to the rear garden which is mainly laid to lawn with decorative gravel beds, paved area and a decked seating area.





## GARAGE

With up and over door, power, lighting and gas-fired central heating boiler.

### 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)

### 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, Dale & Co, Bird & Co 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.

CMH, J Walter and Callum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. 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 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

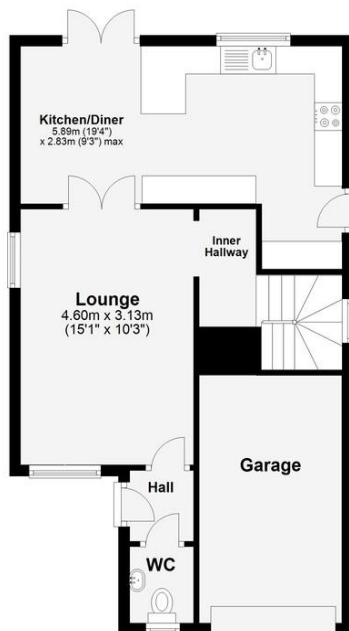
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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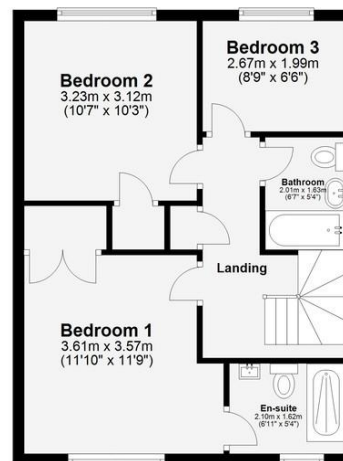
### Ground Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



### First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 100.7 sq. metres (1083.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

