



52 Ferry Road

Fiskerton, Lincoln, LN3 4HW



Book a Viewing!

£237,500

A larger than average three bedroomed detached family bungalow located in the popular village of Fiskerton. The property has been greatly improved by the current owners and offers stylish modern living accommodation to comprise of Inner Hallway, luxury Shower Room, modern fitted Kitchen, Lounge Diner and three well-appointed Bedrooms, with fitted bedroom furniture to Bedroom 1. Outside there is a garden to the front with a driveway to the side providing off road parking and giving access to the larger than average Tandem Garage and to the rear of the property there is a decked area and garden with a purpose built Office.





SERVICES

All mains services available. Gas central heating (the combi-boiler is located in the loft).

EPC RATING – C.

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.



INNER HALLWAY

With UPVC door to the front aspect, feature tiled flooring, radiator and doors to the kitchen, shower room and lounge diner.

SHOWER ROOM

7' 5" x 7' 1" (2.28m x 2.17m), with UPVC window to the front aspect, tiled flooring, tiled walls, radiator and suite to comprise of walk-in double shower, wash hand basin with vanity cupboard and WC.

KITCHEN

10' 6" x 10' 5" (3.21m x 3.20m), with UPVC window and door to the side aspect, tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral double oven and grill, four ring electric hob with extraction above, spaces for fridge and washing machine, wall mounted units with complementary splashbacks, radiator and space for a small breakfast table.

LOUNGE/DINER

21' 9" x 13' 3" (6.64m x 4.06m), with UPVC bay window to the front aspect, UPVC window to the side aspect, radiator and wooden laminate flooring.



INNER HALLWAY

With doors to three bedrooms and lounge.

BEDROOM 1

9' 8" x 12' 5" (2.97m x 3.79m), with UPVC window to the rear aspect, radiator, a range of fitted bedroom furniture and LED spotlights to the ceiling.

BEDROOM 2

9' 0" x 11' 10" (2.76m x 3.61m), with UPVC double doors to the rear garden, laminate flooring, LED spotlights and vertical radiator.

BEDROOM 3

8' 0" x 11' 10" (2.45m x 3.61m), with UPVC window to the side aspect, fitted wardrobe and radiator.

OFFICE

8' 0" x 12' 2" (2.46m x 3.73m), with UPVC windows and sliding doors, power, lighting, wooden flooring, electric heating.



GARAGE

23' 7" x 11' 1" (7.21m x 3.38m), with electric door to the front aspect, UPVC window and door to the rear garden, power and lighting.

OUTSIDE

To the front of the property there are decorative gravelled beds, flowerbeds, mature shrubs, trees and a block paved driveway to the side providing off road parking and giving access to the Tandem Garage. To the rear of the property there is a composite decking area, decorative gravelled beds, flowerbeds, mature shrubs and trees.





WEBSITE

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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.

CWH, J Water and Callum Lyman 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.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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.

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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 has 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

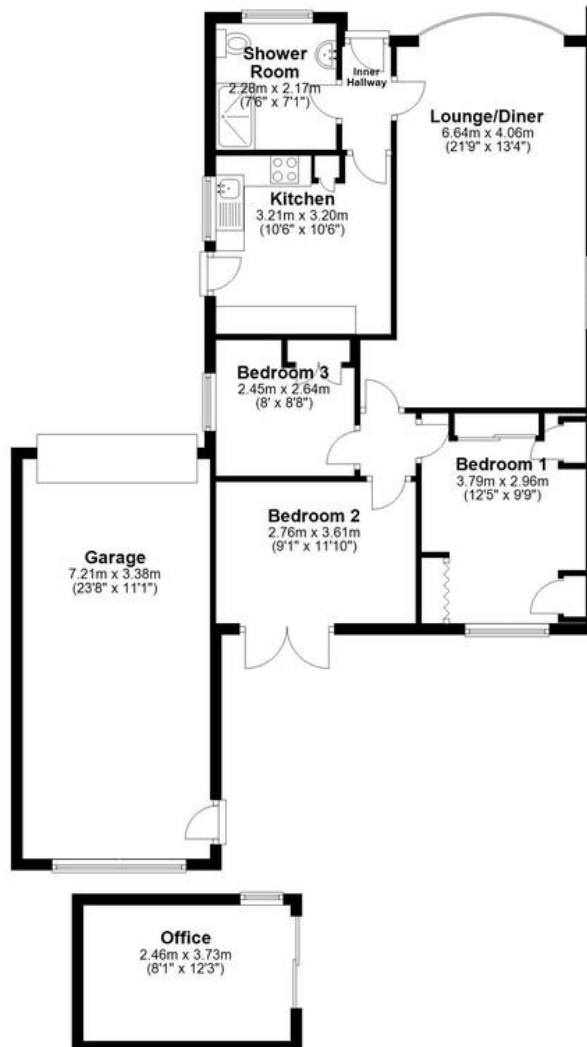
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Ground Floor

Approx. 105.8 sq. metres (1138.3 sq. feet)



Total area: approx. 105.8 sq. metres (1138.3 sq. feet)

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

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Plan produced using PlanUp.

29 – 30 Silver Street
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