



11 Holmfield

Fiskerton, Lincoln, LN3 4GD



Book a Viewing!

£279,000

Tastefully updated by the current owners, this modern detached house offers spacious accommodation, features a Master Bedroom with En-Suite, two further Bedrooms and a Family Bathroom. The Entrance Hall leads to a WC and an Inner Hallway provides access to the stairs leading to the First Floor. The property boasts a Lounge that opens into a high-specification, open-plan Kitchen. The Kitchen is equipped with a range of NEFF integral appliances, including an oven, hob, microwave, washing machine, fridge freezer, and dishwasher. Double doors lead from the Kitchen into a Garden Room with an insulated roof, creating a comfortable living space that can be enjoyed year-round. Upstairs, the First Floor landing provides access to three Bedrooms and the Family Bathroom. Externally, the property offers a driveway with parking for two cars and a garage with an electric door. There are landscaped gardens to the front and the rear.





SERVICES

All mains services available. Gas central heating.

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.



HALL

With tiled flooring and radiator.

WC

With a uPVC double glazed window, tiled flooring, partly tiled walls, low level WC, wash hand basin and radiator.

LOUNGE

15' 1" x 10' 3" (4.6m x 3.12m) With two uPVC double glazed windows, laminate flooring and radiator.

KITCHEN DINER

19' 4" x 13' 2" (5.89m x 4.01m) With a uPVC double glazed window and external door, laminate flooring, fitted with a range of wall, drawer and base units with work surfaces over, composite sink and drainer, integrated appliances including oven, microwave, four ring ceramic hob, fridge freezer, dishwasher and washing machine, radiator and sliding doors to the Garden Room.



GARDEN ROOM

11' 10" x 11' 10" (3.61m x 3.61m) With uPVC double glazed windows and double doors, insulated roof, laminate flooring, vertical radiator, power points and lighting.

INNER HALLWAY

With stairs to first floor and radiator.



FIRST FLOOR LANDING

With access to roof void and radiator.

BEDROOM 1

11' 10" x 11' 9" (3.61m x 3.58m) With a uPVC double glazed window, built in wardrobe, laminate flooring and radiator.

EN-SUITE

6' 11" x 5' 4" (2.11m x 1.63m) With a uPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin with cupboard space below, shower cubicle, radiator, spotlights and extractor fan.



BEDROOM 2

10' 7" x 10' 3" (3.23m x 3.12m) With a uPVC double glazed window, built in wardrobe, laminate flooring and radiator.

BEDROOM 3

8' 9" x 6' 6" (2.67m x 1.98m) With a uPVC double glazed window, laminate flooring and radiator.



BATHROOM

6' 7" x 5' 4" (2.01m x 1.63m) With a uPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin with cupboard space below, shower cubicle, heated towel rail, spotlights and extractor fan.

GARAGE

With electric door, power, lighting and hot and cold water taps.

OUTSIDE

To the front of the property there is a landscaped garden with a block paved driveway providing off street parking for two vehicles. There is access to the side of the property leading to the rear where there is a patio seating area and lawned gardens.



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

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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 £250 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.

Clearings 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 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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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Report, call 01522 550088 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 these 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.

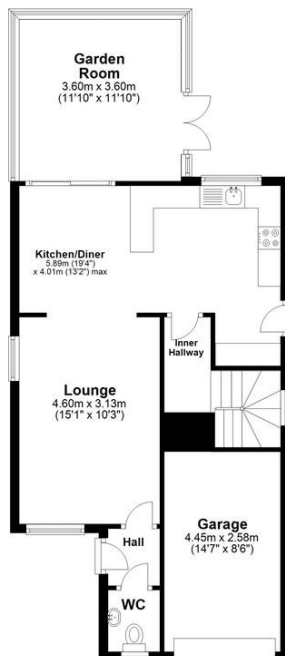
GENERAL

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 both themselves and the vendors (Lessors if for whom they act as Agents) give notice that:

1. The details are a general outline of or 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 yourself or inspection, your own advisor or conveyancer, particularly on items stated herein and not verified.

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Ground Floor
Approx. 68.3 sq. metres (735.2 sq. feet)

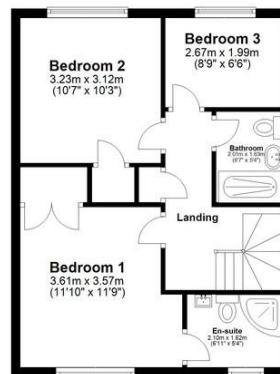


Total area: approx. 114.0 sq. metres (1227.3 sq. feet)

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.

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



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 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.

