



19 Addison Place

Fenton, Lincoln, LN1 2SB



Book a Viewing!

£175,000

A spacious three bedroom end terraced house in the village of Fenton, located to the West of the Cathedral City of Lincoln. The generous accommodation comprises of Porch, Lounge/Dining Room, Kitchen/Breakfast Room, First Floor Landing, three double Bedrooms and Family Bathroom. Outside there is an enclosed rear garden and allocated off street parking for multiple vehicles. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

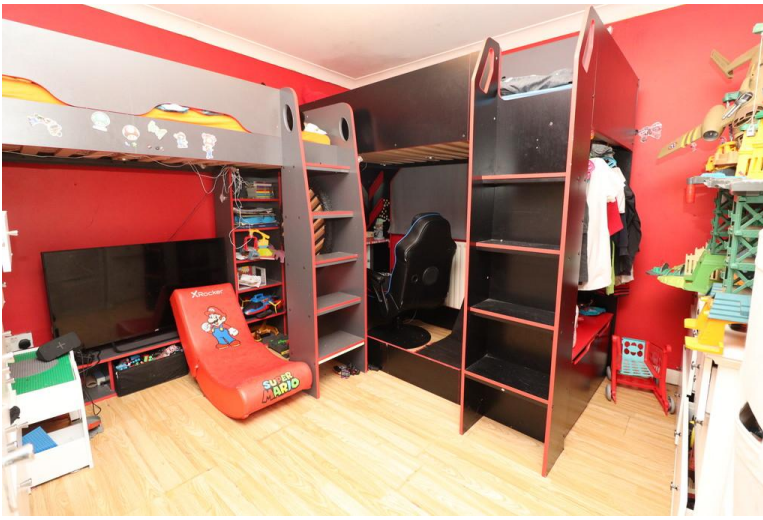
TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Fenton is a small rural village to the west of the historic Cathedral and University City of Lincoln. The village is located approx. 12 miles from Lincoln and approx. 8 miles from Gainsborough. The village 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.





PORCH

With tiled flooring.

LOUNGE/DINER

18' 0" x 16' 5" (5.49m x 5.01m) With staircase to the first floor, under stairs storage cupboard, double glazed bay window to the front aspect and two radiators.

KITCHEN/BREAKFAST ROOM

17' 10" x 9' 4" (5.46m x 2.87m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for fridge freezer, washing machine and dishwasher, wall mounted gas fired central heating boiler, radiator, double glazed window to the rear aspect and double glazed sliding doors to the garden.

FIRST FLOOR LANDING

With loft access point.

BEDROOM 1

10' 9" x 10' 3" (3.30m x 3.13m) With double glazed window to the front aspect and radiator.

BEDROOM 2

9' 10" x 9' 6" (3.00m x 2.92m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

12' 10" x 7' 8" (3.93m x 2.36m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of p-shaped bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, overstairs storage cupboard, radiator and double glazed window to the front aspect.

OUTSIDE

The property has an enclosed rear garden having artificial grass with decorative borders and to the front aspect there is allocated parking for two vehicles.



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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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.

CWH, J Walter and Calum 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 thoroughly checked.

GENERAL

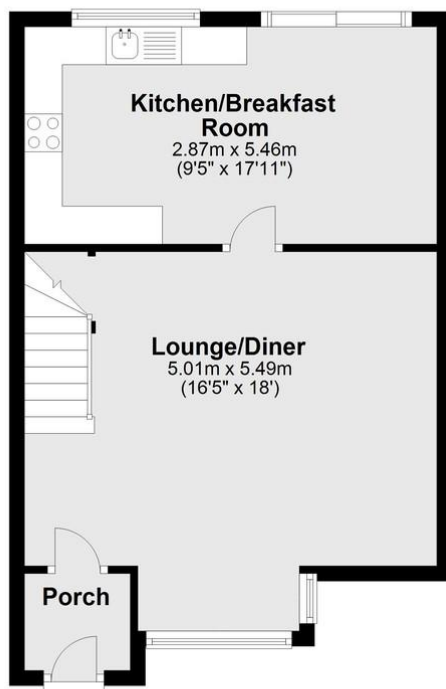
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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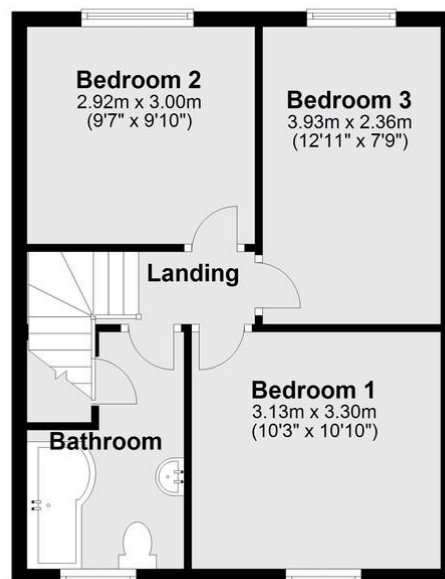
Ground Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 82.2 sq. metres (884.6 sq. feet)

For illustration purposes only.
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 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.

