



10 Ash Holt Close

Fiskerton, Lincoln, LN3 4GF



Book a Viewing!

£325,000

A superbly presented Four Bedroom Detached family home, tucked away in a quiet cul-de-sac within the sought after village of Fiskerton. Beautifully maintained and extensively upgraded by the current owners, this property offers immaculate living accommodation finished to an exceptional standard. The Ground Floor features a welcoming Entrance Hall, Cloakroom/WC, a comfortable Lounge, light filled Sun Room, a stylish refitted Kitchen/Diner, and a useful Utility Room. To the First Floor, a spacious Landing leads to four well-proportioned Bedrooms, including a Master Bedroom with a luxurious refitted En-Suite Shower Room, together with a contemporary Family Bathroom. Externally, the property enjoys a driveway providing ample parking with an electric vehicle charging point, a detached garage, and a separate brick-built motorbike garage. The enclosed rear garden is attractively landscaped, offering a private and pleasant space to relax and entertain. This stunning home has been meticulously upgraded throughout, providing high specification accommodation rarely found on the market. Viewing is highly recommended to fully appreciate the quality and attention to detail on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — D.

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.





ACCOMODATION

ENTRANCE HALL

With staircase to the first floor with bespoke built in storage drawers beneath, wood effect flooring, contemporary tall radiator and spotlights.

CLOAKROOM/WC

With dose coupled WC, pedestal wash hand basin, tiled splashbacks, wood effect flooring, radiator and double glazed window to the front aspect.

LOUNGE

18' 2" x 10' 7" (5.54m x 3.25m) With double glazed window to the front aspect, double glazed French doors to the sun room, gas fire within a contemporary decorative fire surround, wood effect laminate flooring and two radiators.

SUN ROOM

15' 7" x 9' 4" (4.77m x 2.86m) With double glazed French doors to the rear garden, spotlights, wood effect laminate flooring and two radiators.

KITCHEN DINER

18' 0" x 10' 3" (5.50m x 3.14m) Refitted with a contemporary range of wall and base units with work surfaces over, undermount 1 ½ bowl sink with side drainer and mixer tap, twin eye-level electric ovens, five ring gas hob with extractor fan, integrated dishwasher, space for American fridge freezer, breakfast bar, tiled splashbacks, radiator, spotlights, under cabinet lights, kickboard lights, underfloor heating and double glazed windows to the front and side aspects.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap, tiled flooring and splashbacks, radiator and door to the rear.

FIRST FLOOR LANDING

With double glazed window to the rear aspect, spotlights and radiator.

BEDROOM 1

10' 2" x 10' 2" (3.11m x 3.10m) With double glazed window to the front aspect, built in wardrobes, spotlights and radiator.

EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite comprising of walk in shower cubicle, wash hand basin in a vanity style unit and dose coupled WC, tiled walls and flooring, spotlights, chrome towel radiator and double glazed window to the side aspect.

BEDROOM 2

10' 9" x 9' 10" (3.30m x 3.00m) With double glazed window to the front aspect, built in wardrobes, spotlights and radiator.

BEDROOM 3

10' 9" x 8' 0" (3.29m x 2.46m) With double glazed window to the side aspect, built in wardrobes, airing cupboard housing the gas fired central heating boiler and radiator.

BEDROOM 4

8' 3" x 7' 8" (2.53m x 2.34m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a modern three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit and dose coupled WC, tiled walls and flooring, spotlights, chrome towel radiator and double glazed window to the rear aspect.





OUTSIDE

The property has two areas of driveway providing off street parking for multiple vehicles with an electric vehicle charge point. There is a single detached garage and a separate brick built motorbike garage. The garage has an up and over door to the front, light and power. To the rear of the property there is an enclosed garden laid mainly to artificial lawn with a patio seating areas and a secure garden shed.

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, 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 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

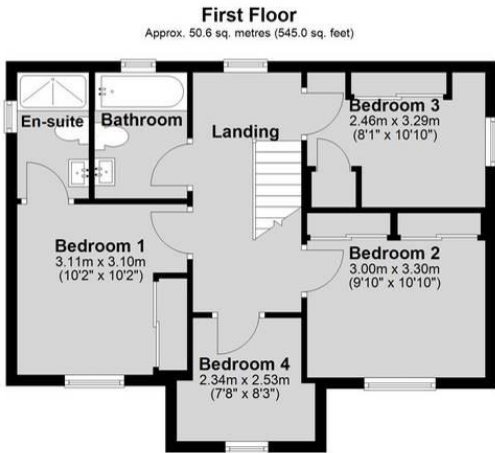
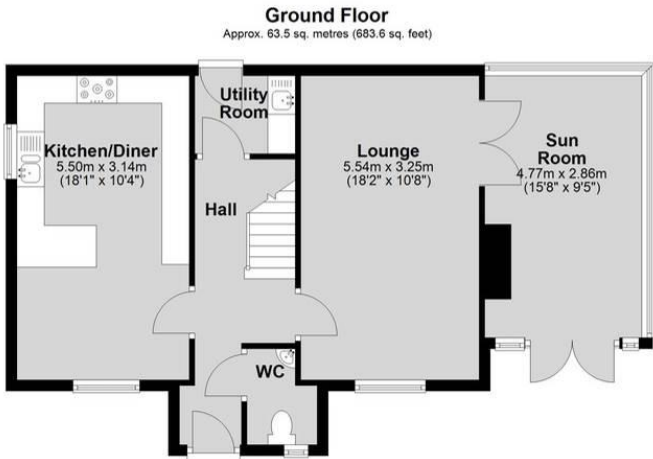
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.
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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Total area: approx. 114.1 sq. metres (1228.6 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 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.

