



Longmead Drive, Fiskerton



Guide Price £475,000 to £485,000

- Established Detached House
- Four Well Proportioned Bedrooms
- Three Reception Rooms
- GF Wet Room & First Floor Bathroom
- D'ble Garage & Block Pave Driveway
- Quality Dining Kitchen & Separate Utility
- Council Tax band: E
- Tenure: Freehold
- EPC Rating: C



NO CHAIN Located within the extremely popular and picturesque riverside village of Fiskerton, lies this well established and sizeable four bedroom detached home, providing flexible accommodation to suit a variety of needs. The property offers versatile accommodation to the ground floor comprising of; an inviting entrance hallway, spacious L shaped dual aspect lounge with dining area, having sliding doors opening into a fantastic garden room, study/home office, useful wet room, quality dining kitchen with a range of integrated appliances including a dishwasher, four ring electric hob, double oven, microwave, two drawer fridge and wine cooler, and utility room which is externally accessed via the garden. To the first floor there are four well proportioned bedrooms, three of which benefitting from build in wardrobes, and a superb four piece bathroom suite which benefits from a generous shower and corner bath. This lovely detached house is well positioned at the start of the cul-de-sac, and benefits from a block paved driveway providing ample off street parking and **DOUBLE GARAGE**. To the rear there is a mature and well established garden which is mainly laid to lawn, with a fantastic patio area. The property further benefits from UPVC double glazing, gas central heating and is being sold with **NO CHAIN**.





ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Lounge with Dining Area

6.37m x 5.81m (20'11 x 19'1) maximum measurements

Garden Room

3.68m x 4.59m (12'1 x 15'1)

Dining Kitchen

4.19m x 3.30m (13'9 x 10'10)

Ground Floor Wet Room

2.33m x 1.85m (7'8 x 6'1)

Study/Home Office

2.08m x 1.93m (6'10 x 6'4)

Utility Room

2.12m x 1.98m (7'0 x 6'6)

First Floor Landing

Master Bedroom

4.21m x 3.27m (13'10 x 10'9)

Bedroom Two

3.37m x 3.27m (11'1 x 10'9) maximum measurements

Bedroom Three

2.46m x 3.22m (8'1 x 10'7) maximum measurements

Bedroom Four

3.27m x 2.33m (10'9 x 7'8) maximum measurements excluding wardrobes

Bathroom

3.22m x 1.90m (10'7 x 6'3)

Double Garage

5.48m x 5.48m (18'0 x 18'0)

Services

Mains gas, electricity, water and drainage are connected.





Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.

Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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