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48 Fiskerton Road, Reepham, LN3 4EF



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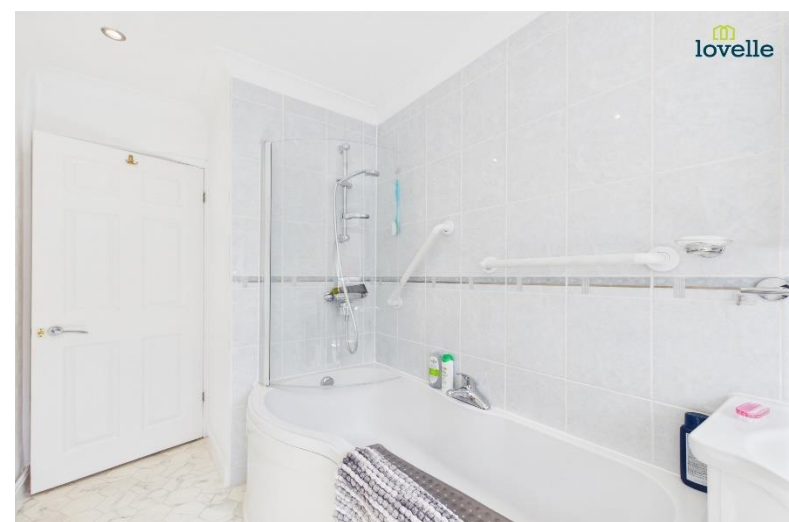
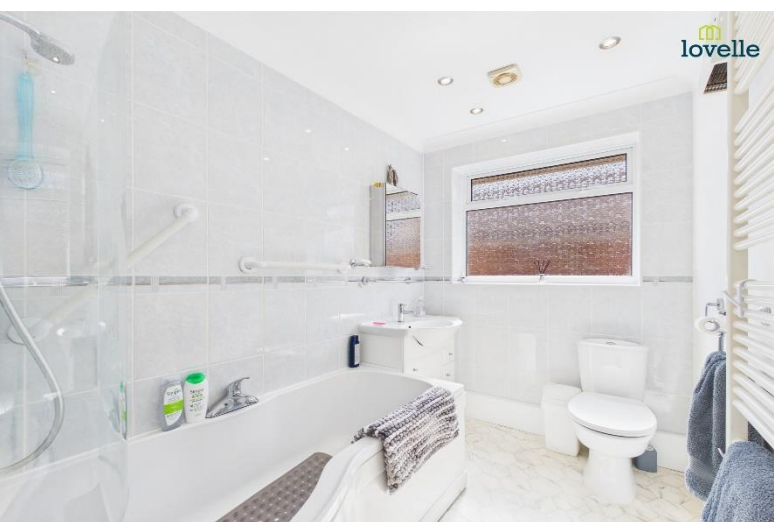
Asking Price: £278,000



Beautifully presented detached bungalow in the sought-after village of Reepham. Spacious lounge-diner, modern kitchen, 3 bedrooms, and conservatory. Lovely enclosed rear garden, generous driveway, and attractive frontage. A well-maintained home on a larger than average plot – early viewing advised.

#### Key Features

- Detached bungalow
- Impeccably well-presented
- Spacious accommodation
- Lounge-diner, conservatory
- Occupying a larger than average plot
- Fitted kitchen, bathroom
- 3 bedrooms, ensuite WC
- Attractive gardens, generous driveway
- EPC rating D
- Tenure: Freehold





## Introduction

Situated on a generous and beautifully maintained plot in the ever-popular village of Reepham, this attractive detached bungalow offers spacious and versatile accommodation throughout. The property features a bright open-plan lounge and dining area, a well-fitted kitchen, three bedrooms, a modern family bathroom, and an ensuite WC to the main bedroom, which also benefits from access to a lovely conservatory overlooking the garden. Outside, the home enjoys excellent kerb appeal with mature front gardens, a generous driveway providing ample off-road parking, and a larger than average rear garden offering a peaceful retreat. A wonderful opportunity for those seeking a well-cared-for home in a desirable village setting.

## Entrance Lobby

1.29m x 1.26m (4'2" x 4'1")

The front entrance porch provides a practical and welcoming entry point to the home, enclosed with glazed panels that allow in natural light while offering shelter from the elements. It's a useful space for coats, shoes, and everyday essentials, separating the outside from the main living area.

## Lounge-Diner

5.34m x 3.8m (17'6" x 12'6") Plus Dining Area 2.86m x 2.4m (9'5" x 7'11")

The lounge-diner is a bright and spacious open-plan living area, filled with natural light from large front-facing windows. It features a central fireplace that adds a cosy focal point, with ample space for both comfortable seating and a dining table. The layout is ideal for modern living and entertaining, offering a seamless flow through to the rest of the home. Neutral décor and a warm, welcoming atmosphere make it a versatile space ready to suit any style.

## Inner Hallway

4.24m x 0.81m (13'11" x 2'8")

The inner hallway offers a central connection point within the home, giving access to the main living spaces, bedrooms, and bathroom.

## Fitted Kitchen

3.23m x 2.77m (10'7" x 9'1")

The kitchen is well-appointed with a range of wood-effect wall and base units, complemented by tiled splashbacks and contrasting worktops. There's space for appliances, a built-in oven with hob, and a stainless-steel sink positioned beneath a side-facing window for natural light. Practical in layout, it offers plenty of storage and worktop space, ideal for everyday cooking. A side door provides convenient access to the driveway and garden.

## Master Bedroom

3.24m x 3.01m (10'7" x 9'11")

The main bedroom is a generous double room located at the rear of the bungalow, offering a peaceful and private retreat. It features a neutral colour scheme, built-in storage, and benefits from its own ensuite WC, complete with a low-level toilet and wash hand basin with storage beneath. The room is filled with natural light and comfortably accommodates freestanding furniture. A practical and well-presented space, ideal for everyday living.

## Ensuite WC

1.8m x 0.83m (5'11" x 2'8")

The ensuite WC, accessed from the principal bedroom, is neatly fitted with a low-level toilet and a compact wash hand basin with storage beneath. Finished in light tones, it offers a convenient and private facility without compromising bedroom space.

## Bedroom 2

3.35m x 3.01m (11'0" x 9'11")

Bedroom 2 is a versatile double room with direct access to the conservatory, creating a lovely connection between indoor and outdoor living. Well-proportioned and neutrally decorated, it offers flexibility as a guest bedroom, home office, or second sitting area. The adjoining conservatory provides a tranquil spot to enjoy the garden views all year round, making this room a particularly appealing feature of the home.

### Conservatory

3.18m x 2.69m (10'4" x 8'8")

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### Bedroom 3

3.05m x 2.42m (10'0" x 7'11")

Bedroom 3 is a neatly presented room, ideal for use as a guest bedroom, child's room, or home office. It features a large window that brings in plenty of natural light and is finished in soft, neutral tones. The room also benefits from fitted mirrored wardrobes, offering useful storage without compromising space. Compact yet functional, it's a versatile addition to the home.

### Family Bathroom

2.55m x 1.71m (8'5" x 5'7")

The bathroom is stylishly finished with light-toned wall tiles and a modern white suite, creating a bright and contemporary feel. It features a P-shaped bath with overhead shower and curved glass screen, complemented by a vanity wash basin and low-level WC. Practical additions such as grab rails, and a heated towel rail add convenience and comfort. A large, frosted window allows in plenty of natural light while maintaining privacy.

### Gardens

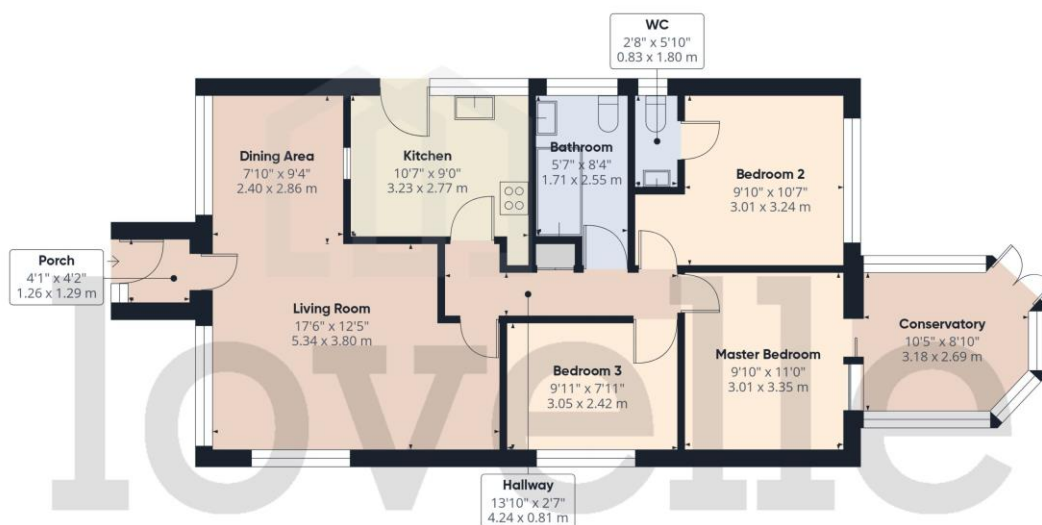
The front garden is beautifully landscaped with established planting, ornamental shrubs, and a well-maintained gravel pathway, creating a welcoming approach and excellent kerb appeal. A generous gravel driveway to the side provides ample off-road parking.

To the rear, the garden is a real standout feature – a larger than average, enclosed space thoughtfully arranged with shaped lawns, mature borders, and a variety of trees and flowering plants. It offers multiple seating areas, a timber shed, and a greenhouse, making it ideal for gardening enthusiasts or those simply looking for a peaceful outdoor retreat.

### Driveway

The property benefits from a generous gravelled driveway that extends alongside the bungalow, offering ample off-road parking for multiple vehicles. It provides easy access to the side entrance and continues through to the rear garden, ideal for anyone needing space for a caravan, trailer, or additional storage. Well-maintained and bordered by established planting, the driveway enhances the home's overall kerb appeal.



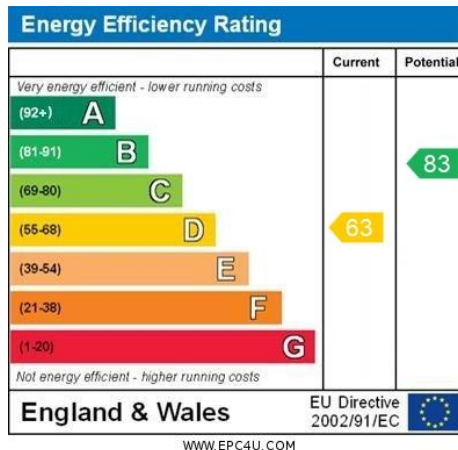


Approximate total area<sup>(1)</sup>  
914 ft<sup>2</sup>  
84.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



When it comes to **property**  
it must be



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