



The Spinney, Station Road, Fiskerton, Nottinghamshire NG25 0UG
£360,000





Call Gascoines now to view!

Ground Floor

Entrance Hall

15'6" x 6'6" (4.72m x 1.98m)

Door to the front, stairs to first floor with under stairs store cupboard, radiator.

Lounge

18'10" x 11'5" (5.74m x 3.48m)

Spacious lounge with windows to the side, rear and front, radiator, fireplace with gas fire.

Kitchen

9'6" x 10'10" (2.90m x 3.30m)

Window to the front, base and wall units, worktops, stainless steel sink and drainer, gas hob, electric oven, cooker hood, under counter fridge, freezer, radiator, pantry cupboard.

Utility

Glowworm wall mounted boiler in good working order.

Rear Porch

Door to the front, tiled floor, store cupboard.

Study

8'10" x 11'0" (2.69m x 3.35m)

Window to the side, radiator.

Dining Room/ Reception Room

11'0" x 14'6" (3.35m x 4.42m)

Sliding doors to the rear, radiator.

Bathroom (Downstairs)

11'5" x 6'5" (3.48m x 1.96m)

Bath, low flush WC, bidet, wash hand basin, tiles to walls, shower cubicle, radiator.

First Floor

Landing

Access to the loft, eaves storage.

Bedroom One

12'4" x 11'6" (3.76m x 3.51m)

Window to the front and side, radiator, built in storage.

Bedroom Two

12'2" x 10'11" (3.71m x 3.33m)

Window to the front and side, built in storage, hot water tank, radiator.

Outside

The property is set well back from the road behind a row of pine trees, with driveway and parking to the side. To the rear there is a large garden that backs onto open farmland with beautiful views.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Gascoines require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Gascoines instructing solicitors in the purchase or the sale of a property.

Outgoings

Council Tax Band F

Property Tenure

Freehold with vacant possession.

Room Measurements

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

Viewings

Contact Gascoines Southwell for more information.

Terms And Conditions

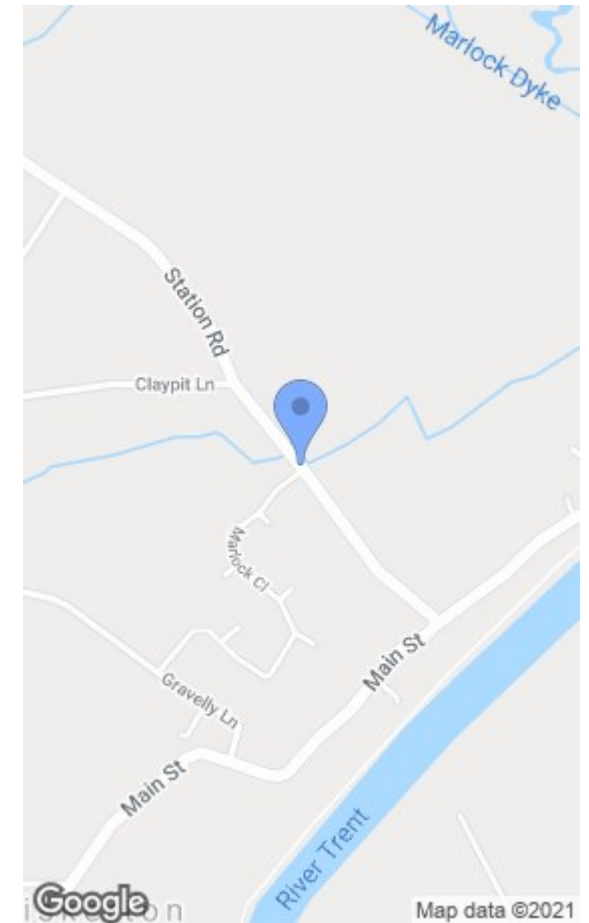
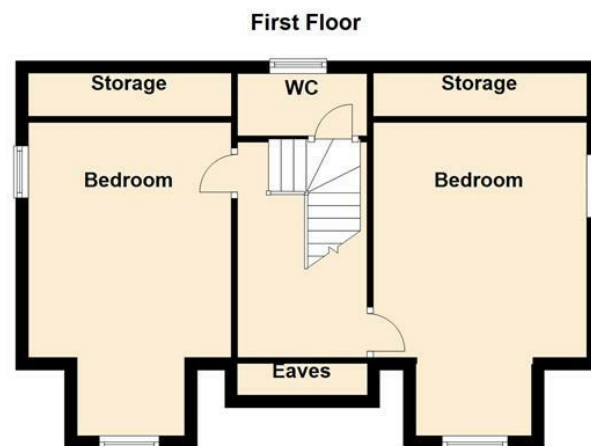
For our full Terms and Conditions visit www.gascoines.co

The Consumer Protection From Unfair Trading (2008)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC