



Meadow Bank Avenue,
Fiskerton



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£1,200 PCM

- Detached Bungalow in a Village Location
- Garage & Driveway
- Enclosed Rear Garden
- Three Bedrooms
- Council Tax Band: B
- Holding Deposit: £276.00
- Deposit: £1,384.00
- EPC rating D



Well presented THREE BEDROOM Detached bungalow, located in the the popular village of Fiskerton and within walking distance of the local primary school and shop. The accommodation comprises Entrance Hall, Kitchen, Lounge Diner, Three Bedrooms and Shower Room. Outside the property there is landscaped front garden and driveway leading to a single garage. To the rear of the property there is an enclosed lawned garden with patio area. The property benefits from Gas Central Heating, uPVC Double Glazing. EPC Rating: D and Council Tax Band: B. Holding Deposit: £276.00 and Deposit: £1,384.00. Available NOW!

Entrance Hall

Door to front aspect and built in storage cupboard.

Lounge Diner

16'6" x 12'3" (5m x 3.7m)

Three windows to front aspect, window to side aspect, radiator and coving to ceiling.

Kitchen

11'5" x 8'0" (3.5m x 2.4m)

Window and door to side aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Fitted oven with four plate hob and extractor hood over. Radiator, coving to ceiling and tiled flooring. Storage cupboard with space and plumbing for washing machine.

Inner Hallway

Two built in storage cupboards.



Bedroom One

13'2" x 10'11" (4m x 3.3m)

Window to rear aspect, fitted wardrobes and radiator.

Bedroom Two

13'2" x 8'11" (4m x 2.7m)

Window to side aspect, built in storage cupboard and radiator.

Bedroom Three

9'1" x 7'11" (2.8m x 2.4m)

French doors to rear aspect, built in storage cupboard and radiator.

Shower Room

7'11" x 5'4" (2.4m x 1.6m)

Window to side aspect. Fully tiled and fitted with a low level wc, wash hand basin with vanity unit and double shower cubicle. Radiator and extractor fan.

Outside

To the front of the property is a gravelled garden with driveway to the side of the property and pathway giving side access to the rear garden.

The rear garden is enclosed and mainly lawned

Garage

21'11" x 8'7" (6.7m x 2.6m)

Up and over door, power and lighting, window and two personal doors to the side aspect.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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