



10 Water Hill, Fiskerton, Lincoln, LN 4GE

An immaculately presented detached family house which benefits from open-field views to the rear in the popular village of Fiskerton.

The property comprises of an entrance hall, WC, lounge, breakfast kitchen, study and conservatory to the ground floor, along with master bedroom with en-suite, three further bedrooms with built in wardrobes and a family bathroom.

Outside to the front is a lawned garden and driveway which leads to a garage. To the rear is a pleasant rear garden with open-field views.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage cupboard, radiator.

WC

Double glazed window to front, WC, wash basin, radiator.

Study

Double glazed window to front, radiator.

Lounge

Double glazed windows to side and rear, fireplace, radiator.

Kitchen

Double glazed window to side, one and a half ceramic drainer sink, worktops, base and eye level units, integrated oven and hob with extractor over, spaces for fridge, washing machine and dishwasher, tiled splash backs, radiator, French doors opening into conservatory.

Conservatory

Double glazed windows and French doors opening onto patio.

First Floor

Landing

Bedroom One

Double glazed window to front, built in wardrobes, radiator.

En Suite

Feature double glazed arched window to front, WC, pedestal wash basin, shower cubicle, part tiled walls, radiator.

Bedroom Two

Double glazed window to front, built in wardrobes, radiator.

Bedroom Three

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Four

Double glazed window to rear, built in wardrobe, radiator.

Family Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath, radiator.

Outside

To the front is a lawned garden and driveway which leads to a garage. Gated side access leads to a pleasant rear garden which enjoys open-field views and has a patio area, decorative shrubs and borders, and a further paved seating area to enjoy the view!

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band - TBC

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.



BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

Energy performance certificate (EPC)		
10 Water Hill Fiskerton LINCOLN LN3 4GE	Energy rating	Valid until: 22 September 2035
	C	Certificate number: 0010-2247-4010-2926-4421

Property type	Detached house
Total floor area	109 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-sandord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-sandord-guidance>).

Energy rating and score

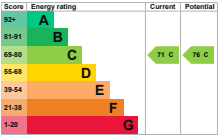
This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

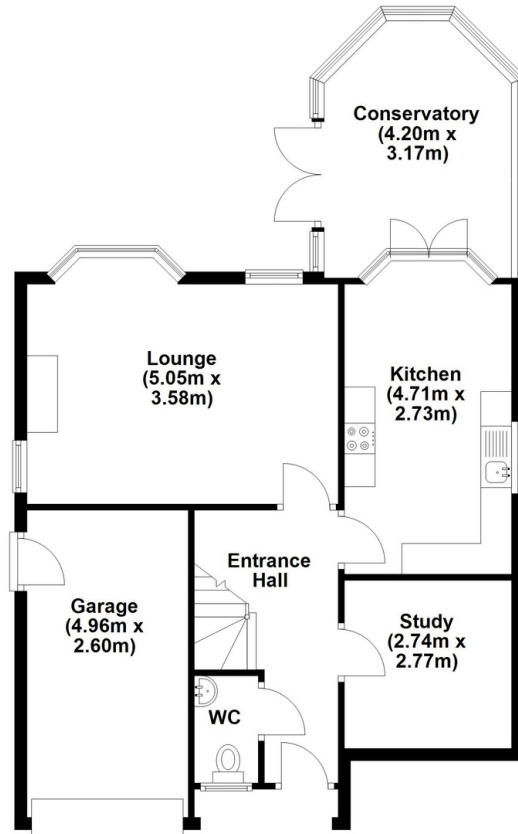
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



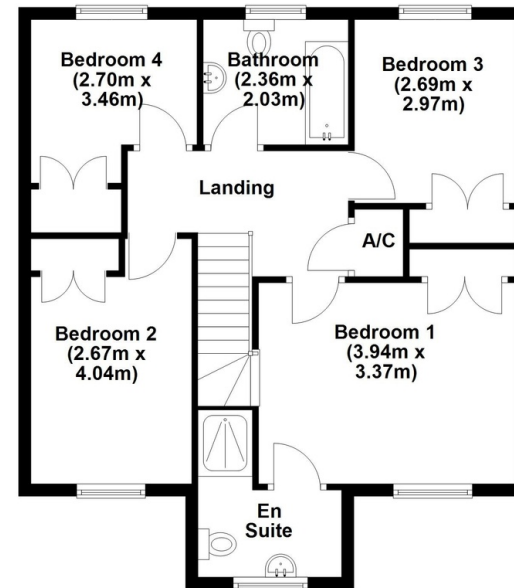
Ground Floor

Approx. 78.1 sq. metres (840.2 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.6 sq. feet)



Total area: approx. 141.4 sq. metres (1521.8 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

BROWN & CO

Property and Business Consultants