



5 | Longmead Drive | Fiskerton | NG25 0UP

£475,000

FENTON JONES



Key features

- Good sized family home requiring modernisation in Fiskerton
- Opportunity to create your perfect family home
- Currently 4 bedrooms and 2 bathrooms
- Large plot with views of the open countryside to the rear
- Good sized front and rear gardens
- Situated on a quiet side road
- Minster School Catchment
- Thriving village with shop, pubs and good transport links

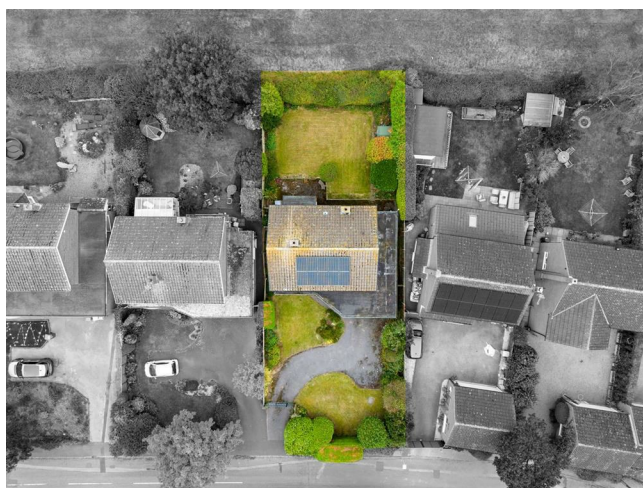
Description

This 4 bedroom home is on a generous plot with views over open countryside to the rear. It is positioned in the heart of the village but away from main roads. The property requires modernisation and offers an exciting opportunity to create a bespoke home in a sought after location in Fiskerton.

The house is set back from the road accessed through wrought iron gates. There is a good sized driveway with plenty of parking space. Downstairs there is a large entrance hall with access to the sitting room with open fire. There is an extended dining room with patio doors to the garden and access to the kitchen which overlooks the rear garden. There is a utility room and rear hall leading to the integrated double garage. Upstairs there are 4 bedrooms and a bathroom.

There is the significant potential to modernise, reconfigure or extend the property, subject to planning.

Fiskerton is a thriving rural village with its own shop, post office and train station with direct trains to Nottingham, Newark & Lincoln. It is surrounded by beautiful countryside and there are plenty of wonderful walks right on your doorstep. Fiskerton is 3 miles away from the market town of Southwell and all that it has to offer including a great collection of independent shops, cafes and restaurants. Southwell has a number of highly regarded infant and junior schools as well as the much sought after Minster secondary school. Fiskerton is within the Minster School catchment and there are school bus services which run to the village.



Porch 2.5m x 0.9m

A double glazed entrance porch with tiled floor.

Entrance Hall 4.3m x 1.9m

A large entrance hall with stairs to the first floor with a generous understairs cupboard. Access to the sitting room, kitchen and downstairs washroom.

Sitting Room 4.8m x 4.4m

Large room with an open fire and a good sized double glazed window overlooking the front garden. There is a door through to the dining room.

Dining Room 4.6m x 4.4m

15'1" x 14'5"

A good sized dining room with patio doors out to the garden. Parquet flooring and a door through to the kitchen.

Kitchen 4.5m x 2.4m

14'9" x 7'10"

A range of fitted base and wall units with laminate counter tops extended to create a breakfast bar. 2 large windows overlooking the rear garden with a stainless steel sink under one of them. There is also a handy pantry. Access to the rear hall, utility and garage.

Downstairs WC 2.3m x 1.3m

There is a sink set into a countertop with a cupboard underneath. There is also a toilet.

Rear Hall 2.9m x 2.3m

Hallway leading to the utility room, garage and side door to path at the side of the house.

Utility 2.1m x 1.6m

Window overlooking the rear garden with a sink below. There are under counter cupboards and the Vaillant boiler is housed here. The controls for the solar panels are also in this room.

Garage 5m x 5m

A internal double garage with 2 individual up and over doors.

Stairs to first floor







Landing 2.7m x 0.8m

Access to loft storage.

Bedroom 1 3.9m x 3.5m

Spacious double room with large double glazed window overlooking the front garden. Fitted range of wardrobes and dressing table

Shower room 1.4m x 0.9m

Sink and shower cubicle.

Bedroom 2 3.5m x 3.4m

Large double bedroom with window overlooking the front garden.

Bedroom 3 3.5m x 2.9m

Double room with window overlooking the rear garden and field to the rear.

Bedroom 4 2.9m x 2.5m

Single room with window overlooking the garden and open countryside to the rear. Large built in cupboard.

Bathroom 1.7m x 1.6m

Bath with shower over and sink. Large airing cupboard. Opaque window to the rear.

Separate Toilet 1.7m x 0.7m

This is situated next to the bathroom so could be knocked through to create a larger family bathroom.

Front Garden

An excellent sized front garden which is fully secured. There is a mature hedge to the front boundary and wrought iron pedestrian and driveway gate. There is a tarmaced drive with turning space leading to a double garage. There are also established beds with shrubs and plants as well as lawned areas.

Rear Garden

There is a patio area leading to a lawn with established trees and shrubs on either side. There is a hedge to the rear and one side and a fence to the other side. A particular feature of this property are the lovely open views to the rear across the fields and countryside.

Services

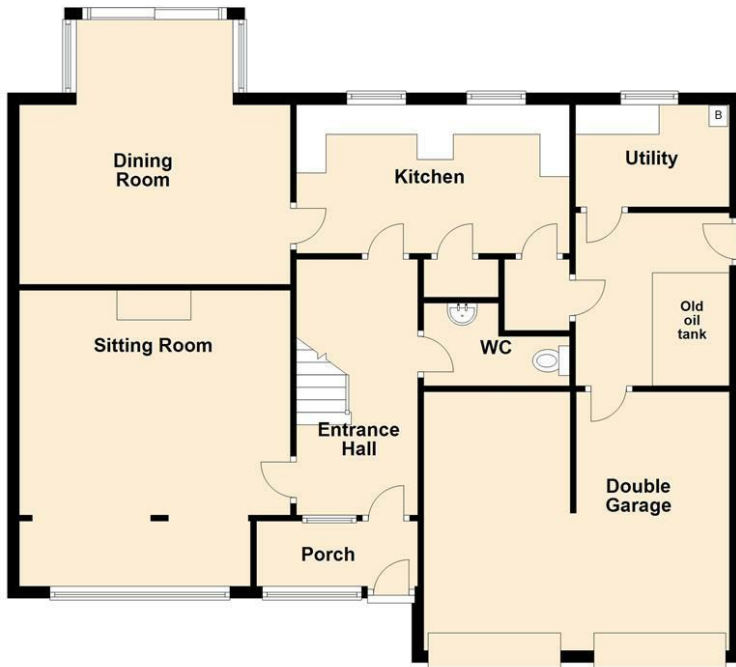
All mains services are connected. The property used to be oil but is now gas. The decommissioned oil tank is still in situ to the rear of the garage.

There are 10 solar panels on the front of the property. The solar energy feeds back into the mains grid as well as being used in the property. There is a quarterly repayment from the mains electricity company.

Floor plans

Ground Floor

Approx. 83.6 sq. metres (899.8 sq. feet)




First Floor

Approx. 64.5 sq. metres (693.9 sq. feet)



Total area: approx. 148.1 sq. metres (1593.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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