



Wymondley, Main Street

Fiskerton, Southwell, NG25 0UL

£450,000

Situated in the heart of Fiskerton and offered with No Upward Chain this spacious detached house sits on a large plot and is in the Minster School catchment area. Accommodation includes, entrance hall, cloakroom, lounge, dining room, family room, breakfast kitchen, first floor, four good sized bedrooms and bathroom. Outside, large driveway with double garage and front garden. Rear enclosed established garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Fiskerton Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster town of Southwell. The village benefits from being in the Southwell Minster School catchment area a post office/store, public house and a rail link connecting Newark and Nottingham.

Glazed panel door to;

Entrance Hall Radiator, stairs off to first floor



WC 2.08m x 0.97m (6'10 x 3'2) Low flush WC, wash hand basin, double glazed window to the front

Lounge 4.88m x 4.47m (16'0 x 14'8) Open fire (capped off) radiator, Parquet floor, double glazed window to the front

Dining Room 4.47m x 2.95m (14'8 x 9'8) Radiator, Parquet floor opens to;

Garden Room 4.29m x 3.18m (14'1 x 10'5) Vaulted beam ceiling, radiator, Parquet floor, double glazed sliding panel door to the rear

Kitchen/Breakfast Room 4.65m x 4.14m (15'3 x 13'7) Fitted with a range of wall and base units, electric double oven and warming plate, space for fridge freezer, inset gas hob, tiled splash back, radiator, double sink



Pantry 1.98m x 1.52m (6'6 x 5'0) Shelving and tiled worktop

Porch 2.13m x 1.83m (7'0 x 6'0) Tiled floor, double glazed door to the side, door to the garage

Garage 5.64m x 5.18m (18'6 x 17'0) Housing Worcester central heating boiler, double up and over door, light and power

First Floor

Bedroom One 4.45m x 3.99m (14'7 x 13'1) Built in wardrobes, radiator, double glazed window to the front

Bedroom Two 4.14m x 3.96m (13'7 x 13'0) Radiator, double glazed windows to the front and side

Bedroom Three 3.51m x 2.95m (11'6 x 9'8) Radiator, double glazed window to the rear

Bedroom Four 2.95m x 2.77m (9'8 x 9'1) Radiator, double glazed window to the rear

Bathroom 2.79m x 2.03m (9'2 x 6'8) Panelled bath with Triton shower over, low flush wc, wash hand basin, heated towel rail, opaque double glazed window to the rear, airing cupboard with shelving, tiled floor



Outside To the front of the property is a tarmac driveway providing ample car parking space leading to the garage, lawn area with a number of mature trees, side pathway leading to the rear garden. The rear garden has a lawn area with fully stocked beds and borders, veg bed, greenhouse, flagstone patio area and outside tap.





WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

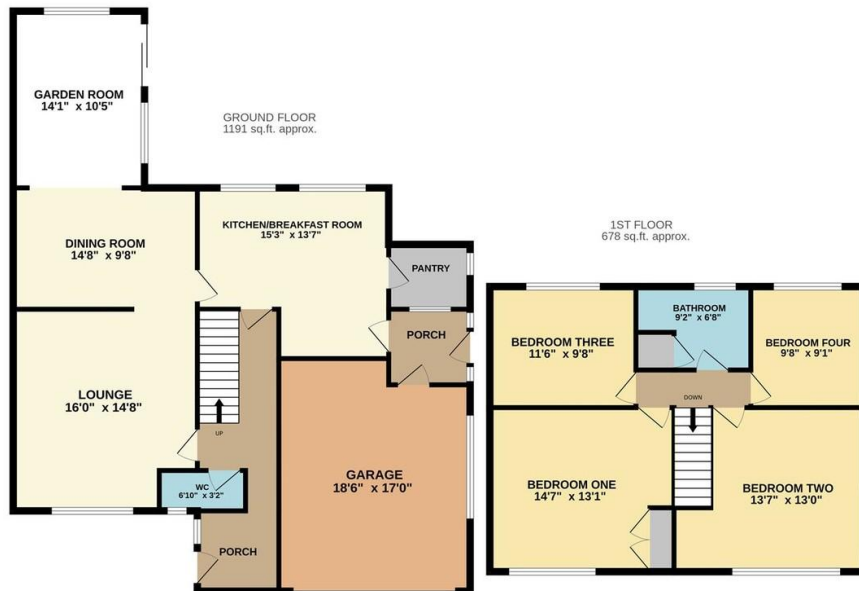
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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TOTAL FLOOR AREA : 1869 sq.ft. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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