



## 5 Marlock Close, Fiskerton

Southwell, NG25 0UB

**£525,000**

Situated in this popular Trent Valley Village and positioned in a quiet cul-de-sac location, this well-appointed Detached Family Home offers accommodation including Entrance Hall, Lounge with Inglenook fireplace, Dining Room, Study/Office, Kitchen, Utility Room, Cloakroom/WC, First Floor Landing, Master Bedroom with En-suite, Three Further Bedrooms and Bathroom. Outside there are large gardens to the front and rear, a front block paved driveway leading to a detached double garage, lawn front garden and rear totally enclosed lawn garden with private patio area. 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 and has a Post Office/Store, Public House and a rail link connecting Newark and Nottingham.



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#### 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 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 and Lowes Wong School catchment area, with a school bus to the Lowes Wong School, and has a post office/store, public house and a rail link connecting Newark and Nottingham.







## ACCOMMODATION

### ENTRANCE HALL

16' x 9' 2" (4.88m x 2.79m) With front entrance door with side Opaque glazed panelled windows, understairs storage cupboard, radiator and staircase rising to the first floor landing.

### LOUNGE

14' 8" x 21' 11" (4.47m x 6.68m) With double glazed window to front elevation, double glazed sliding patio doors to rear garden, two radiators and a feature brick inglenook with quarry tiled hearth and York Park inset grate for a real fire.



### DINING ROOM

10' 10" x 12' 4" (3.3m x 3.76m) With double glazed window to rear garden, radiator and an archway to the fitted kitchen.

### STUDY/OFFICE

9' 1" x 8' 4" (2.77m x 2.54m) With double glazed window to front elevation and radiator.

### KITCHEN

10' 5" x 10' 3" (3.18m x 3.12m) With wall and base units and worksurfaces over, inset sink and tiled splashback, Siemens electric oven and grill, gas hob with extractor over, Bosch dishwasher, space for a fridge freezer, tiled floor, double glazed window to rear elevation and double glazed door to the garden and radiator.



### UTILITY ROOM

5' x 7' 9" (1.52m x 2.36m) With Vaillant gas central heating boiler, plumbing for washing machine, spaces for appliances and double glazed window to side elevation.

### CLOAKROOM/WC

With low level WC and wash hand basin, radiator, tiled splashback and double glazed window to side elevation.

### FIRST FLOOR LANDING

With double glazed window to front elevation and access to roof space.

### BEDROOM 1

13' 6" x 13' 5" (4.11m x 4.09m) With double glazed window to rear elevation, ample fitted wardrobes with over-bed storage cupboards, radiator and door to the en-suite.







#### EN-SUITE

7' 8" x 5' 8" (2.34m x 1.73m) With shower cubicle, Drench Head hand held shower, low level WC, vanity wash hand basin, tiled flooring and walls, double glazed window and heated towel rail.

#### BEDROOM 2

11' 9" x 13' 7" (3.58m x 4.14m) With double glazed window to rear elevation and radiator.

#### BEDROOM 3

9' 3" x 13' 9" (2.82m x 4.19m) With double glazed window to front elevation and radiator.

#### BEDROOM 4

12' x 8' 1" (3.66m x 2.46m) With double glazed window to front elevation and radiator.



#### BATHROOM

7' 9" x 7' 10" (2.36m x 2.39m) With panelled bath and shower over, low level WC, vanity wash hand basin, double glazed window to the side elevation, fully tiled walls and floor, heated towel rail and airing cupboard/linen store.

#### OUTSIDE

To the front of the property there is a large blocked paved driveway which gives access to the double garage and a lawned garden with flowerbeds, perimeter hedge and a gated side access which leads to the rear garden. To the rear of the property there is a lawned garden with flowers, shrubs, borders and beds, an extensive Flagstone patio area and a fenced perimeter.

#### DOUBLE GARAGE

16' 8" x 16' 2" (5.08m x 4.93m) With two up and over doors, light, power and rear glazed panelled door and window.







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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.

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**NOTE**  
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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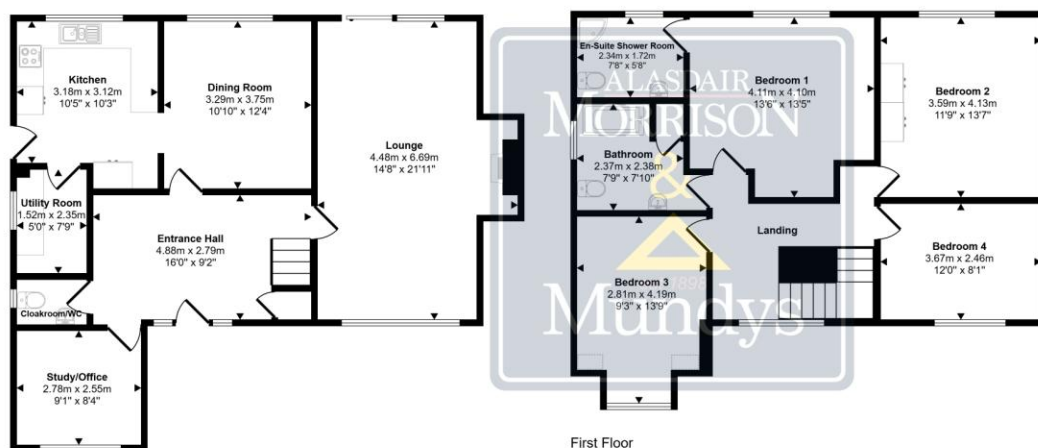
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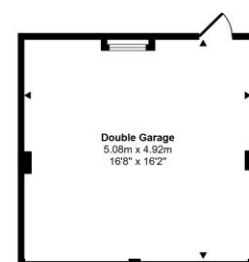


Approx Gross Internal Area  
178 sq m / 1912 sq ft



Ground Floor  
Approx 79 sq m / 847 sq ft

First Floor  
Approx 74 sq m / 796 sq ft



Garage  
Approx 25 sq m / 269 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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