



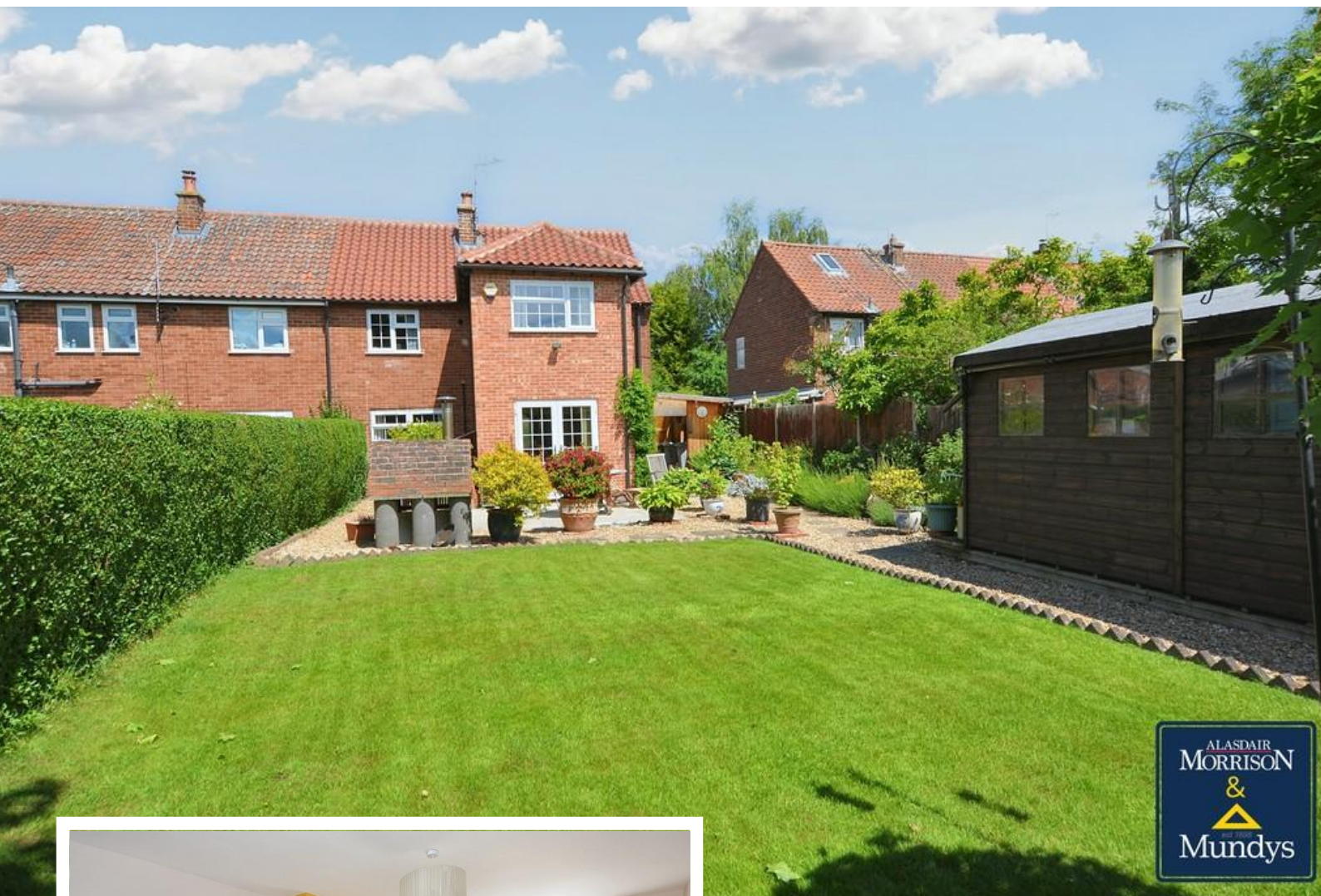
5 Gravelly Lane, Fiskerton, Southwell, NG25 0UW

GUIDE PRICE £385,000

A spacious and well-maintained semi detached family home, situated in this popular Trent Valley village which benefits from accommodation comprising of an entrance porch, entrance hall, lounge with log burner, dining area/family room, fitted kitchen, pantry, to the first floor there are four bedrooms and a bathroom. Outside there is a gravel driveway with lawn garden and timber shed, side covered area, rear endosed private garden with patio, lawn, flower/shrub beds and two large timber workshops. Viewing essential to fully appreciate this delightful home.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

F4RN - FULL FIBRE

Construction of the F4RN network started in 2016, and now provides fibre to the properties of over half the residents of Fiskerton and Morton. It was built by a team of volunteers with the help of local landowners. It now has a gigabit (1000 Mbps) network delivering amazing future-proof broadband connections which transform online experience. F4RN is a non-profit Community Benefit Society (a special form of Limited Company).





ACCOMMODATION

ENTRANCE PORCH

With double glazed door to the entrance porch, brick base, double glazed windows and a double glazed door to the entrance hallway.

ENTRANCE HALL

With radiator and stairs to the first floor landing.

LOUNGE

10' 10" x 17' 7" (3.3m x 5.36m) With double glazed bay window to the front elevation, double glazed window to the rear elevation, Valor log burner with flagstone hearth and wall lights.



DINING AREA/FAMILY ROOM

8' 8" x 21' 1" (2.64m x 6.43m) With double glazed double doors to the rear garden, radiator and wall lights.

INNER HALL

With glazed door to the side elevation.

KITCHEN

7' x 8' 9" (2.13m x 2.67m) With a range of wall and floor mounted units, roll top work surfaces with splash tiled surround, electric oven, electric hob with extractor fan over, stainless steel single drainer unit, space for a fridge freezer and double glazed window to the front aspect.



PANTRY

4' x 4' 6" (1.22m x 1.37m) With plumbing for washing machine, space for tumble dryer, shelving and electric meter.

FIRST FLOOR LANDING

With loft access (the loft is insulated and part boarded) and an airing cupboard/linen store with Worcester combi central heating boiler.

BEDROOM 1

11' 9" x 11' 10" (3.58m x 3.61m) With double glazed window to the front elevation and radiator.

BEDROOM 2

12' 2" x 11' 5" (3.71m x 3.48m) With double glazed window to the front elevation and radiator.

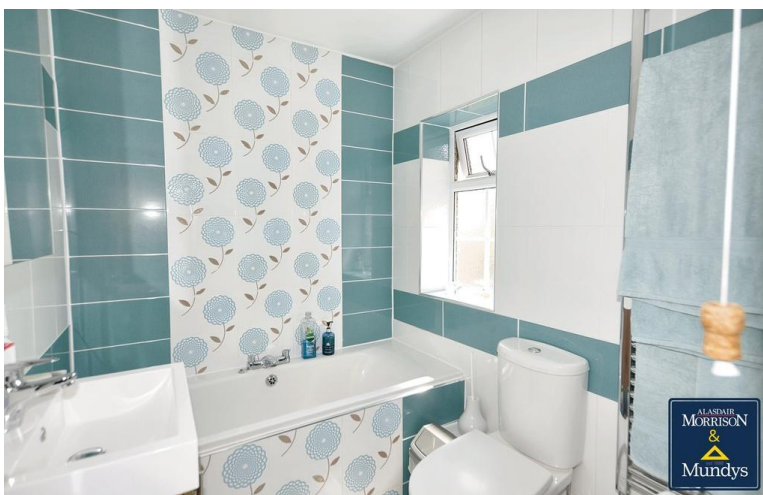
BEDROOM 3

8' 2" x 11' 6" (2.49m x 3.51m) With double glazed window to the rear elevation and radiator.

BEDROOM 4/OFFICE

6' 9" x 8' 3" (2.06m x 2.51m) With double glazed window to the rear elevation, radiator and cupboard with shelving (this room is currently used as an office).





BATHROOM

10' 1" x 5' 5" (3.07m x 1.65m) With bath, additional walk-in shower, low level WC, vanity wash hand basin, fully tiled surround, heated towel rail and a double glazed window to the front elevation.

OUTSIDE

To the front of the property there is gravelled off road parking for 2/3 cars, lawned front garden with fence and hedge boundary and a timber shed.

The side access leads to covered side drying area with outside lighting and door to the rear garden.

To the rear of the property there is a formal lawned garden with flower/shrubs beds and borders, private flagstone patio area, well-stocked flowerbeds, log store, fence and hedge boundary, water feature and external lighting.

WORKSHOP 1

15' 8" x 8' 0" (4.78m x 2.44m) With ramp to the door and four side windows.

WORKSHOP 2

9' 10" x 7' 10" (3m x 2.39m)

ADDITIONAL NOTE

Double glazed windows have been fitted throughout the property except to the bathroom. The property also benefits from a new door to the rear, new patio doors and a new roof.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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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, J Walter and Callum Lyman 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.

GENERAL

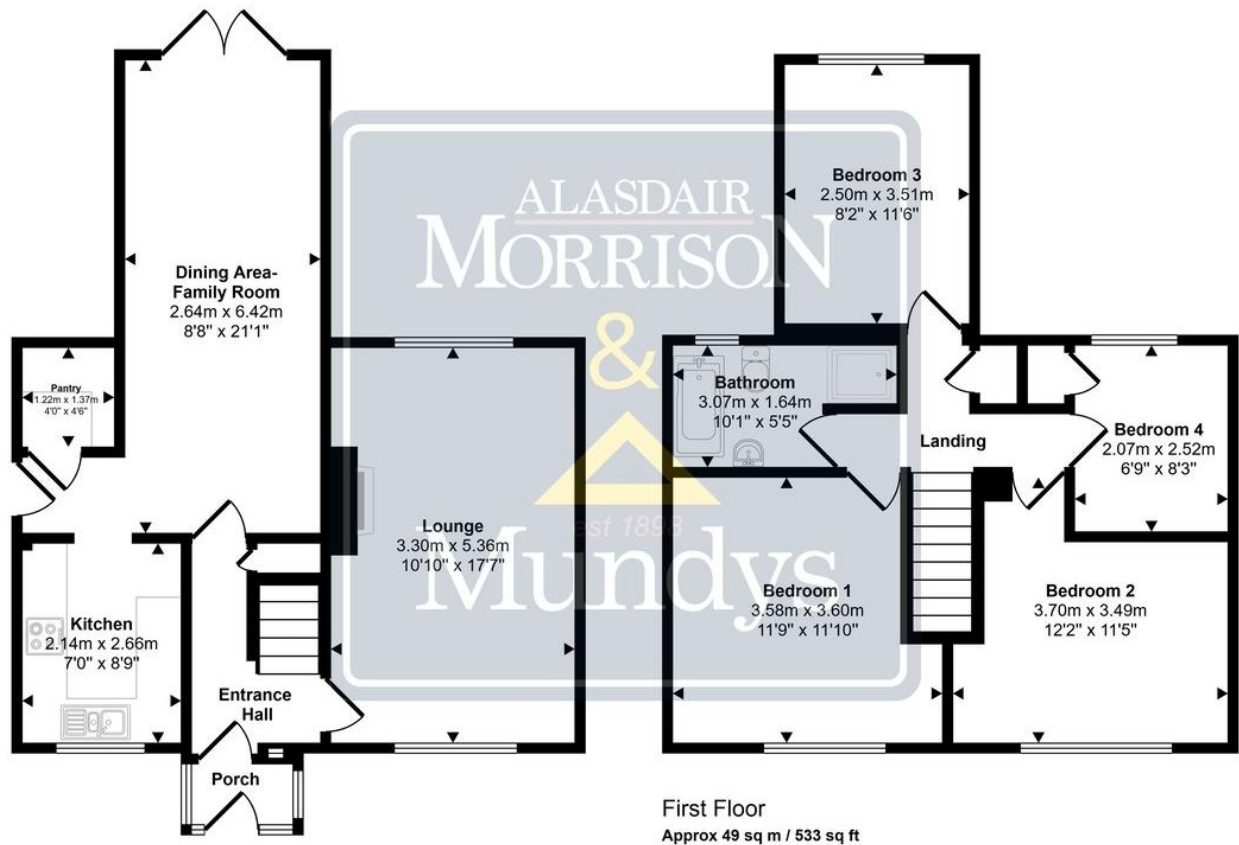
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Approx Gross Internal Area
101 sq m / 1091 sq ft



Ground Floor
Approx 52 sq m / 559 sq ft

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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