



22 Longmead Drive, Fiskerton, Southwell, NG25 0UP

£495,000

No Onward Chain - Tucked away in a quiet cul de sac location in the popular Trent Valley Village of Fiskerton, this spacious detached family home offers accommodation extending to over 2100 sqft and includes an entrance hall, lounge, open plan kitchen/family room, utility room, snug, study and cloakroom/WC, first floor, master bedroom with en-suite bathroom, bedroom 2 with en-suite shower room, two further double bedrooms and a family bathroom. Outside there is a double driveway, double garage, enclosed rear lawn garden and private patio.



22 Longmead Drive, Fiskerton, Southwell, NG25 0UP



SERVICES

All mains services available. Gas central heating.

F4RN

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).

EPC RATING – C.

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 thriving and popular rural 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 with free buses to the schools in Southwell. Also benefiting from a Post Office/Store, Public House and direct rail link connecting Newark and Nottingham (20 mins) and Lincoln. There is a village green and good community spirit. Beautiful surrounding countryside offers plenty of wonderful river and country walks right on your doorstep.

ACCOMMODATION

ENTRANCE HALL

9' 10" x 8' 6" (3m x 2.59m) With central staircase to the first floor landing, under stairs storage cupboard, radiator and doors to the lounge and study.

LOUNGE

12' 9" x 18' 10" (3.89m x 5.74m) With double glazed window to the front elevation, French doors to the rear elevation, fireplace with inset gas fire and two double radiators.

BREAKFAST KITCHEN

17' 8" x 17' 1" (5.38m x 5.21m) A spacious and fully fitted kitchen with a range of wall and base units, roll edge work surfaces with inset sink unit, five ring stainless steel gas hob with extractor fan over, Neff double oven, Integrated dishwasher, built-in wine fridge, space for an American style fridge freezer, breakfast bar with cupboards beneath, double glazed window to the rear garden and tiled flooring which runs through to the family area.

FAMILY ROOM - DINING ROOM

9' 1" x 13' 4" (2.77m x 4.06m) With double glazed double doors to the rear garden, two double glazed windows to the side elevations, double radiator and Velux windows.

UTILITY ROOM

6' 6" x 7' 3" (1.98m x 2.21m) Fitted with a range of units with roll edge work surface, stainless steel single drainer sink unit, concealed wall mounted gas central heating boiler and space for two under counted appliances, radiator, tiled flooring, double glazed window and rear double glazed door.

SNUG - PLAYROOM

10' 8" x 10' 8" (3.25m x 3.25m) With double glazed window to the side elevation and double radiator.

STUDY - OFFICE

10' 10" x 7' 7" (3.3m x 2.31m) With double glazed window to the front elevation and radiator.



CLOAKROOM/WC

3' 1" x 6' 2" (0.94m x 1.88m) With low level WC, pedestal wash hand basin, double glazed window to the rear elevation and single radiator.

FIRST FLOOR GALLERIED LANDING

With double fronted airing cupboard housing the hot water cylinder, access to the roof space, double glazed window to the rear elevation and radiator.

BEDROOM 1

16' 10" x 17' 2" (5.13m x 5.23m) With a vaulted ceiling, two double glazed windows offering dual aspects, built-in range of wardrobes including two doubles and one single, radiator and door to en-suite bathroom.



EN-SUITE BATHROOM

6' 2" x 6' 5" (1.88m x 1.96m) With a white suite to comprise of pedestal wash hand basin, panel bath with shower over and a low level WC, single radiator and an obscured double glazed window.

BEDROOM 2

11' 3" x 10' 2" (3.43m x 3.1m) With double glazed window to the front elevation, double radiator, a range of built-in wardrobes and door to en-suite.

EN-SUITE SHOWER ROOM

8' 9" x 4' 8" (2.67m x 1.42m) With a white suite to comprise of pedestal wash hand basin, shower cubicle with side screen and a low level WC, single radiator and an obscured double glazed window.



BEDROOM 3

12' 7" x 10' 3" (3.84m x 3.12m) With double glazed window to the front elevation and a radiator.

BEDROOM 4

12' 7" x 8' 2" (3.84m x 2.49m) With double glazed window to the rear elevation overlooking the rear garden and a double radiator.

BATHROOM

9' 7" x 6' 1" (2.92m x 1.85m) With a white suite to comprise of panel bath, separate shower cubicle with glazed screen, pedestal wash hand basin and a low level WC, single radiator and an obscured double glazed window.

DOUBLE GARAGE

17' 3" x 16' 9" (5.26m x 5.11m) With two up and over doors, light, power, eaves storage space and a door leading to the rear garden.





OUTSIDE

To the front of the property there is a Flagstone pathway leading to the front door with a gravelled front court garden with fence perimeter. The double gravelled driveway leads to the double garage. A side gate leads to the totally enclosed rear garden which is mainly laid to lawn with a Flagstone patio area, mature flower/shrubs borders and a further pathway which in turn leads to an enclosed lawned area. To the rear of the garage there is a workshop/shed which provides additional storage space.

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 in to one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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

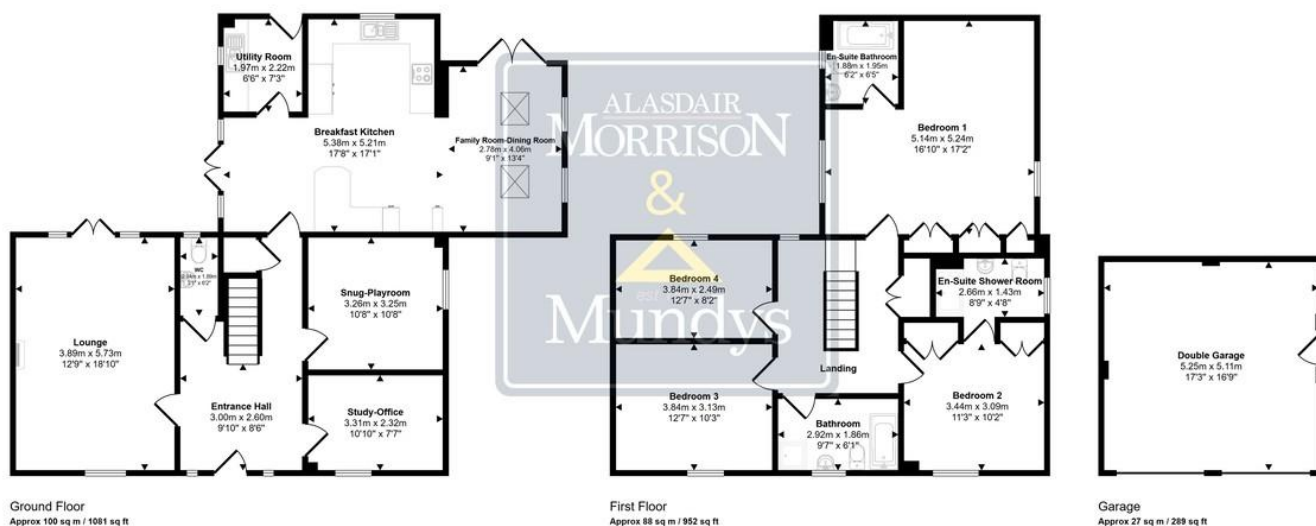
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Approx Gross Internal Area
216 sq m / 2322 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.



46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.