

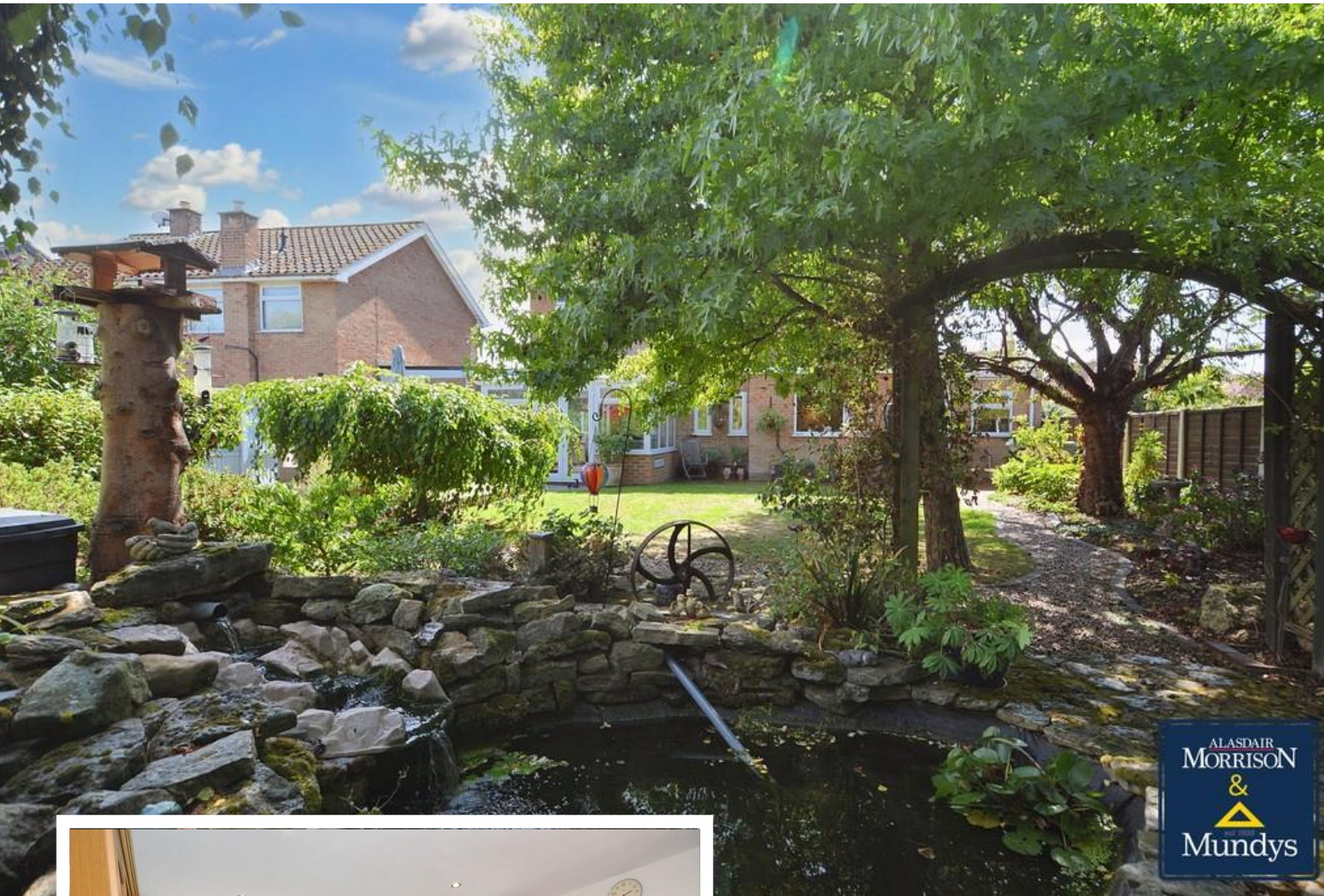


**Nab Gate, Gravelly Lane, Fiskerton,
Southwell, NG25 0UW**

£495,000

Exceptionally well maintained and well appointed detached family home situated on a large corner plot in this popular Trent Valley village and in the Minster School catchment area. The flexible accommodation comprises, Entrance Porch, Entrance Hall, Cloakroom, Lounge, Dining Room, Garden Room, Breakfast Kitchen and Utility Room. First Floor, Four Bedrooms and Shower Room. Outside, the spacious plot offers a block paved driveway with double garage and private enclosed rear lawn garden. Solar Panels offer the benefit of an annual income.





SERVICES

All mains services available. Gas central heating. Solar Panels

EPC RATING – C.

COUNCIL TAX BAND – E.

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.





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 glazed panelled door giving access to the entrance porch with tiled floor and glazed panelled door leading to entrance hall.

ENTRANCE HALL

7' 7" x 13' 2" (2.31m x 4.01m) With stairs off to first floor landing, oak floor, under-stairs storage cupboard and radiator.

LOUNGE

12' 3" x 15' 11" (3.73m x 4.85m) With double glazed window to front elevation, further high level double glazed window to side elevation, log burner with feature surround, wood flooring and radiator.

DINING ROOM

12' 1" x 9' 9" (3.68m x 2.97m) With oak floor, radiator and a double glazed sliding patio door to the family room.

FAMILY/GARDEN ROOM

10' 5" x 8' 1" (3.18m x 2.46m) Brick base with double glazed windows, double glazed double doors to rear garden and tiled floor.

CLOAKROOM/WC

5' 9" x 5' 7" (1.75m x 1.7m) Comprising of low level WC, wash hand basin with vanity beneath, heated towel rail, tiled floor and two double glazed windows to rear elevation.

BREAKFAST KITCHEN

10' 11" x 13' 11" (3.33m x 4.24m) With a range of wall and floor mounted cupboards, Quartz work surface having splat tile surround, 1½ bowl stainless steel sink unit and drainer, Rangemaster cooker with five ring gas hob and Rangemaster cooker-hood over, integrated dishwasher, double glazed window to rear elevation, tiled floor and radiator.

UTILITY ROOM

8' 4" x 10' 6" (2.54m x 3.2m) With a range of wall and floor mounted cupboards with work surface over, mosaic tiled splashback, tiled floor, plumbing and space for washing machine, spaces for tumble dryer and fridge freezer, stainless steel single drainer sink unit, double glazed window, door to rear garden, and door giving access to garage.

FIRST FLOOR LANDING

7' 8" x 16' 2" (2.34m x 4.93m) With double glazed window to the front elevation and access to roof space.





BEDROOM 1

11' 11" x 12' 10" (3.63m x 3.91m) With double glazed window to front elevation, range of fitted wardrobes with dressing table and drawers and a radiator.

BEDROOM 2

8' 11" x 12' 3" (2.72m x 3.73m) With double glazed window to rear elevation and radiator.

BEDROOM 3

9' 7" x 9' 9" (2.92m x 2.97m) With double glazed window to front elevation and radiator.

BEDROOM 4/STUDY

9' 2" x 9' 2" (2.79m x 2.79m) With double glazed window to rear elevation and radiator.



SHOWER ROOM

9' 9" x 5' 8" (2.97m x 1.73m) With a recently fitted contemporary suite including walk-in shower, vanity wash hand basin, low level WC, heated towel rail, tiled floor, vanity cupboard and a double glazed window to rear elevation.

OUTSIDE

The front of the property gives access to the spacious block paved driveway and front garden with well stocked flower/shrubs borders and raised flower beds, side gated access leads to the totally enclosed rear garden which is lawned with well stocked flower/shrubs beds and borders, green house, summer house, garden pond, private patio area and vegetable plot.



GARAGE

8' 8" x 16' 3" (2.64m x 4.95m) Having up-and-over electric door, light, power and door giving access to the utility room.

GARAGE

8' 8" x 16' 1" (2.64m x 4.9m) Having up-and-over electric door, light and power.





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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.

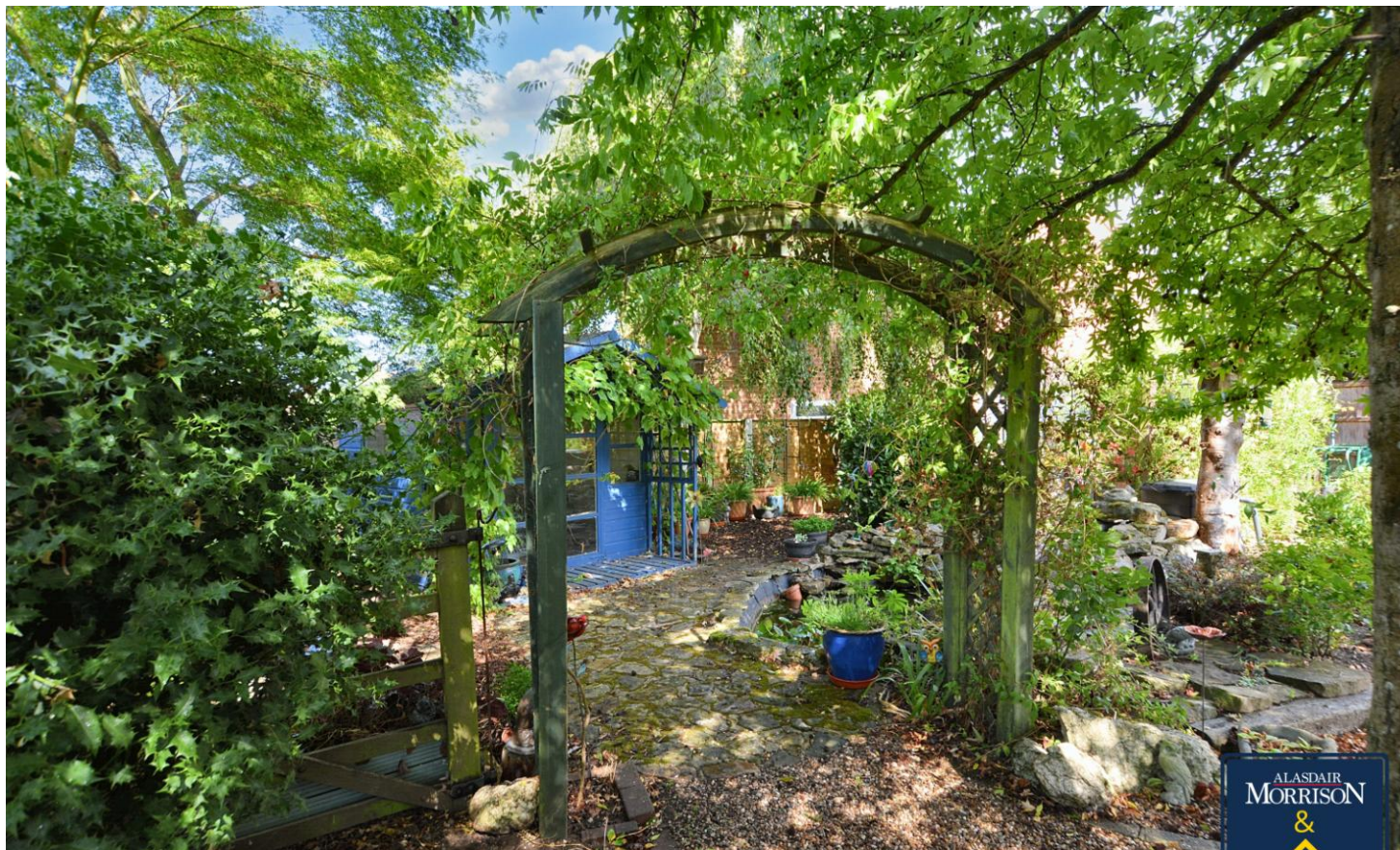
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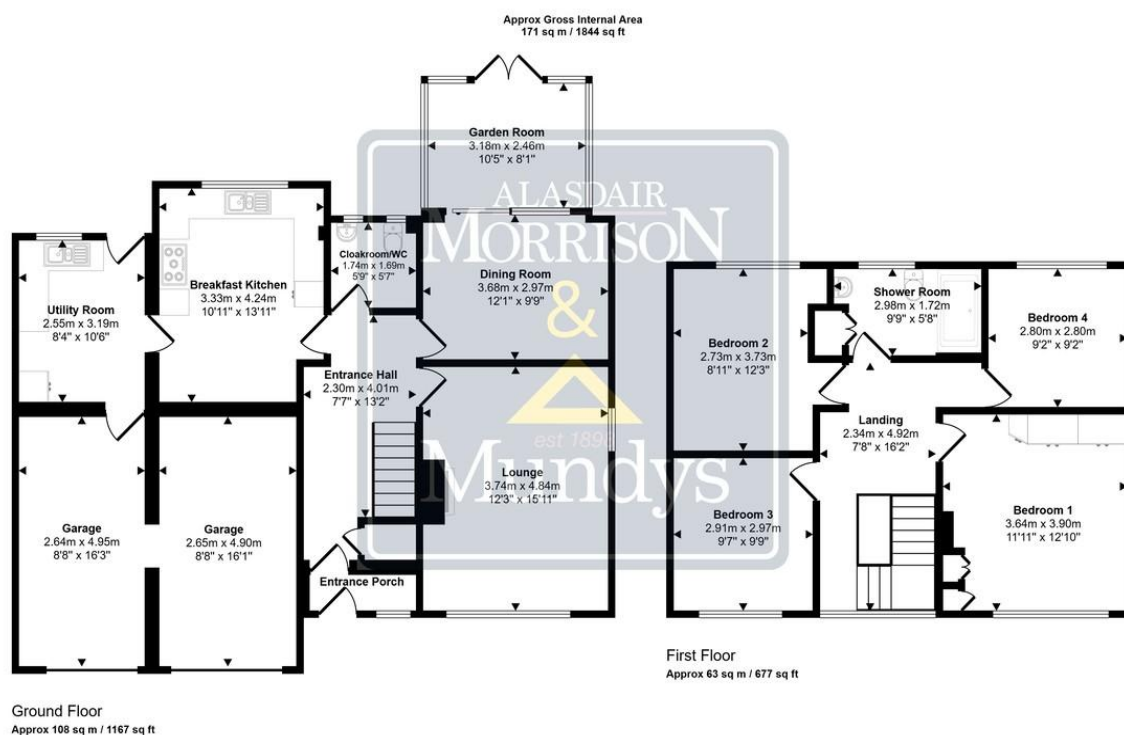
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

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