



Lampards, Gravelly Lane

Fiskerton, NG25 0UW



[Book a Viewing](#)

£500,000

This fabulous detached family home occupies an excellent plot within the highly sought-after village of Fiskerton, perfectly positioned within the catchment area for the renowned Southwell Minster School. Offered for sale with no upward chain, the property presents a wonderful opportunity for those seeking an easy and straightforward move into a well-proportioned and beautifully maintained home. Set behind gated access, the property enjoys a generous driveway providing ample off-street parking, as well as access to both the garage and carport. Inside, a welcoming porch leads into a spacious entrance hall with a convenient downstairs WC. The bright and airy living room, featuring a stylish electric fire as its focal point, opens seamlessly into the dining room, where French doors lead through to a conservatory that overlooks the private rear garden-ideal for relaxing or entertaining throughout the seasons. The kitchen breakfast room is thoughtfully designed with granite work surfaces, a breakfast bar, and two useful pantry cupboards, creating a practical and sociable space for family life. A separate utility room provides additional storage and direct access to both the garden and the carport. Upstairs, a striking galleried landing leads to four generously sized bedrooms and a stunning refitted family bathroom with a shower over the bath. Combining spacious living with a desirable village location and excellent school catchment, this home offers the perfect balance of comfort, convenience, and countryside charm. Early viewing is strongly recommended to appreciate all that this superb property has to offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

The village of Fiskerton is located approximately 6 miles East of the City of Lincoln. It benefits from The Carpenters Arms public house, a church, many picturesque walks and relies on neighbouring Cherry Willingham for further amenities. Fiskerton is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



PORCH

7' 5" x 3' 1" (2.26m x 0.94m) With composite glazed doors and uPVC double glazed window to the front elevation, internal uPVC double window and a glazed door to the entrance hallway.

ENTRANCE HALL

With stairs to the first floor, radiator, coving to the ceiling, under-stair cloaks cupboard with internal uPVC double glazed window to porch and doors to the kitchen breakfast room, WC and dining room.

WC

Two piece suite, partially divided, comprising a low level WC and wash hand basin set within a vanity unit, radiator and uPVC double glazed opaque windows to the rear elevation.

DINING ROOM

12' 2" x 9' 9" (3.71m x 2.97m) With uPVC double glazed windows and sliding doors to the conservatory at the rear, coving to the ceiling, radiator and open plan to the living room.

LIVING ROOM

15' 9" x 12' 2" (4.8m x 3.71m) With uPVC double glazed windows to the front and side elevations, radiators, coving to the ceiling and electric fire suite.

CONSERVATORY

9' 5" x 8' 10" (2.87m x 2.69m) Brick and uPVC double glazed construction with a polycarbonate roof and French doors leading onto the rear garden.



KITCHEN BREAKFAST ROOM

11' 2" x 11' 2" (3.4m x 3.4m) Fitted with a range of Shaker style wall and base units with a granite work surface incorporate a 1½ bowl sink unit with mixer tap, under counter space for a dishwasher, fitted double oven, ceramic hob and extractor hood, tiled splashbacks, tiled floor, coving to the ceiling, breakfast bar, plinth heater, internal window to utility room and two walk-in pantry cupboards with shelving.

UTILITY ROOM

9' 7" x 8' 7" (2.92m x 2.62m) Fitted with a range of white wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, under counter spaces for a washing machine and tumble dryer, space for a freestanding fridge freezer, radiator, wall mounted electric heater and wall mounted Worcester gas fired central heating boiler, tiled floor, coving to the ceiling, uPVC double glazed window, door leading to the rear garden and integral door to carport.

LANDING

Gallery landing, uPVC double glazed window to the front elevation, radiator, coving to the ceiling, inset spotlights and doors to all bedrooms and bathroom.

BEDROOM ONE

12' 8" x 12' 1" (3.86m x 3.68m) With uPVC double glazed window to the front elevation, radiator and a range of built-in wardrobes and drawers.





BEDROOM TWO

12' 1" x 9' 3" (3.68m x 2.82m) With uPVC double glazed window to the rear elevation, radiator, access to the loft and built-in wardrobes.

BEDROOM THREE

9' 8" x 9' 4" (2.95m x 2.84m) With uPVC double glazed window to the front elevation and radiator.

BEDROOM FOUR

9' 4" x 9' 1" (2.84m x 2.77m) With uPVC double glazed window to the rear elevation and radiator.

BATHROOM

8' 8" x 5' 8" (2.64m x 1.73m) Re-fitted four piece bathroom suite comprising a low level WC, wash hand basin set within a vanity unit and P shaped spa bath with mains fed shower over, extractor, inset spotlights, tiled floor, tiled walls, heated towel rail, airing cupboard housing the hot water cylinder and uPVC double glazed opaque window to rear elevation.

OUTSIDE

To the front there is a lawn and gated access to driveway which in turn leads to the garage and car port. To the rear there is a paved patio area with outside tap and power point, leading to a mostly lawned garden with a shed and gated access at the side.

GARAGE

16' 10" x 9' 1" (5.13m x 2.77m) With an up-and-over door, power, light, window and door to carport.

CARPORT

16' 7" x 8' 11" (5.05m x 2.72m) Doors to utility room and garage.

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

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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, 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

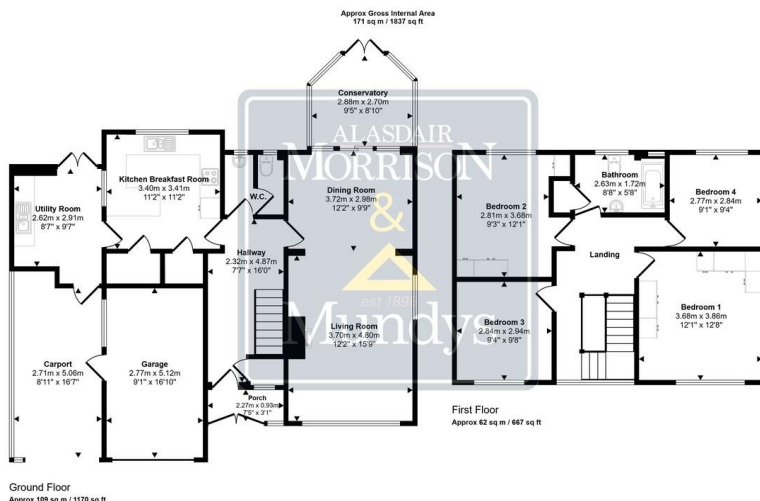
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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 misstatement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with AutoCAD 2010.

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