



- Detached Character Cottage
- Pleasant Village Location
- 3 Bedrooms, 2 Bathrooms
- 3 Reception Rooms
- 20ft Kitchen Diner & 24' 10" max x 13' 3" max Sitting Room
- Driveway & Double Garage
- South-Facing Garden
- Call Today To View!

Nelson Road, Fiskerton, LN3 4ER,  
Offers In Region Of £350,000







Starkey&Brown is pleased to offer for sale this delightful character cottage located down a quiet lane within the picturesque village of Fiskerton, near Lincoln. Accommodation is very well presented throughout and briefly comprises 24'10" sitting room with log burner fireplace and French doors overlooking the garden, play room, 20'0" kitchen diner with French doors overlooking the garden, spacious utility and ground floor bathroom. To the first floor there is a spacious landing area, 3 well proportioned bedrooms and en-suite shower room to master bedroom. Outside the property has a pleasant fully enclosed south-facing garden, driveway with space for at least 3 vehicles and double garage. Call today to view! Council tax band: D. Freehold.





### Sitting Room

Having feature cast iron log burner fireplace with tiled hearth and stone surround, 2 radiators, dado rail, coved ceiling, downlights, large south-facing window overlooking the garden and large French doors leading onto the garden.

### Play Room

11' 10" min x 9' 0" min (3.60m x 2.74m)

Having front entrance door, radiator, dado rail, coved ceiling and downlights.

### Kitchen Diner

20' 1" x 10' 8" (6.12m x 3.25m)

Having a range of matching wall and base units, one and a half bowl single drainer black composite sink unit with mixer taps over, tiled splash backs, built-in Bosch oven and hob, AEG cooker hood, integral Bosch dishwasher, integral fridge, ceramic tiled floor, radiator, LED downlights and French doors overlooking the garden.

### Utility

Having space for fridge freezer, plumbing for washing machine, combination central heating boiler (installed 2022), pantry, ceramic tiled floor, radiator and LED downlights.

### Bathroom

Having 3 piece suite comprising oversized 'P' shaped panelled shower bath with mains fed shower and curved glass shower screen over, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator, fully tiled walls, coved ceiling, downlights and extractor.

### First Floor Landing

Having access to loft.

### Master Bedroom

15' 0" x 12' 10" max (4.57m x 3.91m)

Having built-in wardrobe, radiator, access to additional loft space and south-facing with views over the garden.

### En-Suite

Having 3 piece suite comprising corner tiled shower cubicle with electric shower appliance, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator, fully tiled walls and extractor.

### Bedroom 2

13' 3" x 12' 0" (4.04m x 3.65m)

Having south-facing window with views over the rear garden and radiator.

### Bedroom 3

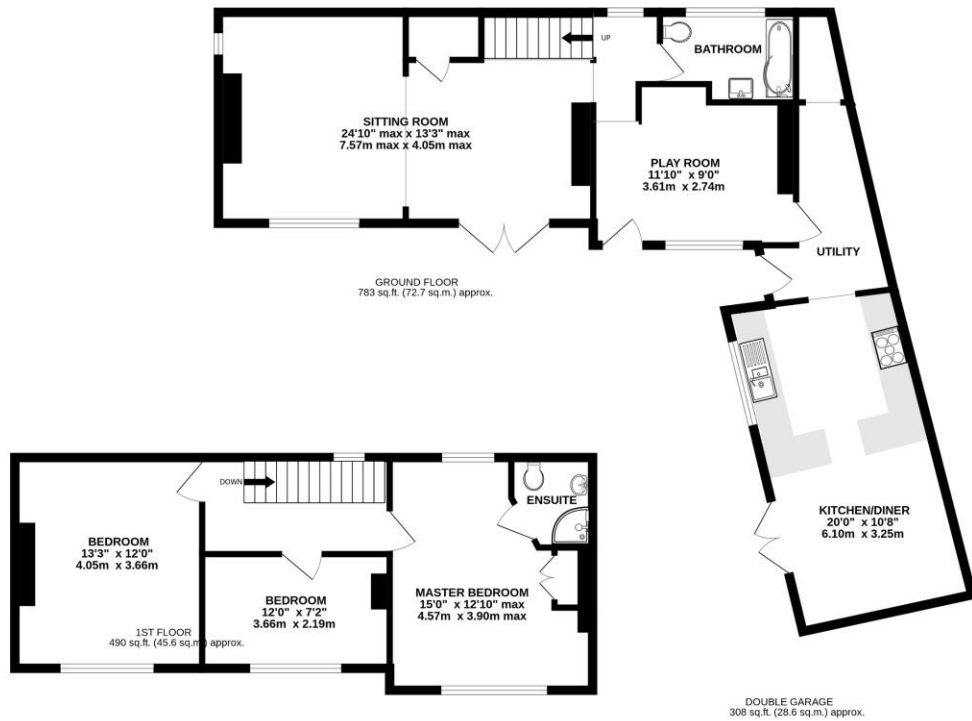
12' 0" x 7' 2" (3.65m x 2.18m)

Having radiator and south-facing window with views over the garden.

### Outside

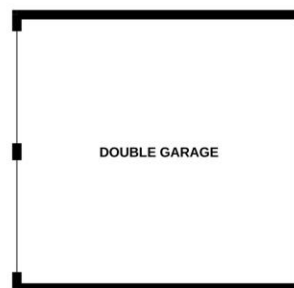
The property benefits from a generous sized south-facing lawned garden with central water feature, partial views of the local church, gravelled borders, outside lighting, 5-bar gate giving access to gravelled driveway with space for at least 3 vehicles and giving access to double garage, useful storage area to side of garage.





**TOTAL FLOOR AREA: 1581 sq.ft. (146.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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