



- Detached Family Home
- 3 Bedrooms
- Study/Bedroom 4
- Lounge & Dining Room

- Upgraded Kitchen
- Utility & Downstairs WC
- En-Suite & Bathroom
- Landscaped Rear Garden

Holmfield, Fiskerton, LN3 4GD,
Offers In Region Of £269,500





This detached family home comes with flexible accommodation over 2 floors. Whilst this property is designed as a 3 bedroom there is also a study which can be utilised as a 4th bedroom to the ground floor. Ground floor accommodation briefly comprises lounge, dining room a modern kitchen with a range of newly fitted units and integral appliances, utility room and downstairs WC. Rising to the first floor are 3 bedrooms, master bedroom benefitting from en-suite shower room and a family bathroom. The rear garden is south-facing and landscaped making an ideal entertainment space with a patio area. To the front of the property there is off street parking for 2 vehicles via a block paved driveway. Further benefits of the property include leased solar panels which are under contract till 2037 with the property benefitting from heavily reduced energy bills. For more information or to arrange a viewing contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Via storm porch entry and new fitted composite front door to front entrance, stairs rising to first floor and access into lounge and study/bedroom 4.

Lounge

14' 0" x 11' 0" (4.26m x 3.35m)

Having uPVC double glazed bay window to front aspect, radiator, wood laminate flooring and understairs storage cupboard. Opening into:

Dining Room

9' 7" x 8' 4" (2.92m x 2.54m)

Having French doors leading into rear garden, wood effect laminate flooring, radiator and opening out into:

Kitchen

15' 3" x 7' 9" (4.64m x 2.36m)

Having a range of newly fitted base and eye level units with counter worktops, under unit lighting and eye and low levels, tiled flooring, integral appliances such as double oven, fridge freezer, 4 ring gas hob, dishwasher and a tiled surround with uPVC double glazed window to rear aspect, one and half stainless steel sink unit and access into:

Downstairs WC

6' 5" x 2' 11" (1.95m x 0.89m)

Having pedestal hand wash basin unit, low level WC and radiator.

Utility Room

6' 3" x 5' 10" (1.90m x 1.78m)

Having a range of base level units, plumbing for laundry appliances, stainless steel sink and drainer unit, uPVC double glazed window to rear aspect and uPVC double glazed obscure glass panelled door entrance to side aspect.

Study/Bedroom 4

Having uPVC double glazed window to front and side aspects, built-in storage cupboards, radiator and feature electric fire.

First Floor Landing

Master Bedroom

14' 5" x 12' 5" (4.39m x 3.78m)

Having uPVC double glazed window to rear aspect, radiator and access to:

En-Suite

8' 0" x 5' 9" (2.44m x 1.75m)

Having half tiled surround, low level WC, pedestal hand wash basin unit, radiator, uPVC double glazed obscured window to rear aspect, shower cubicle with mains fed shower.

Bedroom 2

14' 0" x 8' 3" (4.26m x 2.51m)

Having 2 uPVC double glazed windows to front aspect and radiator.

Bedroom 3

9' 0" x 7' 2" (2.74m x 2.18m)

Having uPVC double glazed window to rear aspect and built-in storage cupboard.

Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

Having panelled bath with electric shower, low level WC, pedestal hand wash basin unit, half tiled surround and uPVC double glazed obscured window to side aspect.

Outside Rear

Having enclosed garden with paved and laid to lawn, paved seating area and enclosed fenced perimeters, timber built garden shed, external water source and side access to the front of the property.

Outside Front

Having block paved driveway with parking for a minimum of 2 vehicles and storm porch entry to front door.

Agents Note

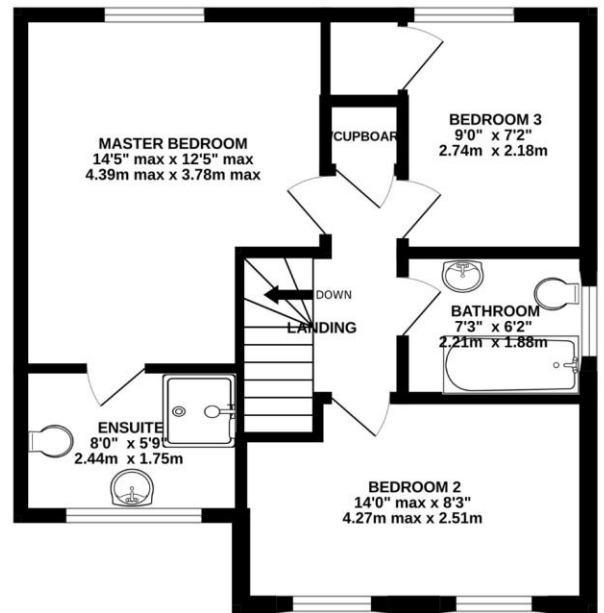
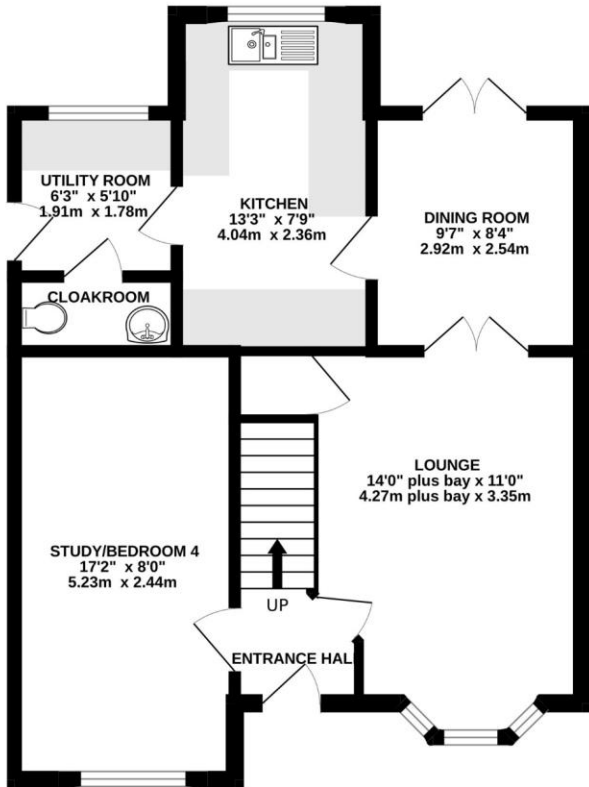
Solar panels fitted in 2012. Leased via A Shade Greener contracted until 2037. For details contact Starkey&Brown.





GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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