



- Sold With No Onward Chain
- Ample Parking With Garage
- Beautifully Presented Garden
- Prime Location

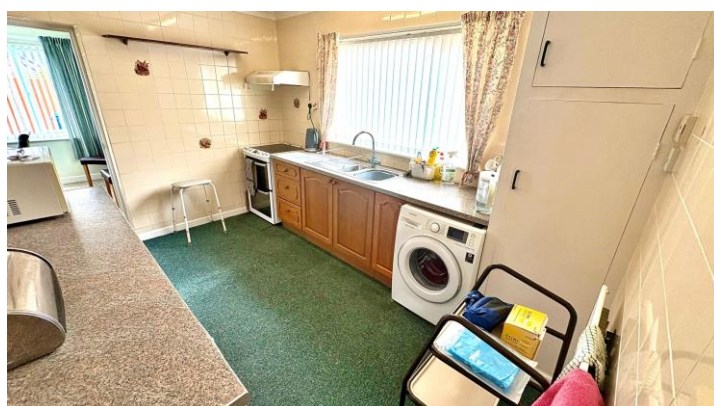
- Detached Bungalow
- In Need Of Some Modernisation
- Kitchen & Separate Dining Room
- Gas Central Heating & Double Glazing Throughout

Ferryside Gardens, Fiskerton, LN3 4HS
Offers In Region Of £215,000





NO ONWARD CHAIN! Starkey&Brown is delighted to offer for sale this generous sized 2 bedroom detached bungalow in the popular village of Fiskerton. Accommodation briefly comprises a porch, a lounge with an electric fireplace, a kitchen, a separate dining room, 2 generous double bedrooms and a family bathroom. To the front of the property there is a wrap-around garden. To the rear of the property there is ample parking driveway with a single garage and a low maintenance courtyard. The village of Fiskerton is within walking distance to local amenities such as village church, a primary school and a pubic house. Conveniently located 5 miles from the city of Lincoln and has neighbouring villages for further amenities in Cherry Willingham and easy access to the eastern bypass. For more information or to arrange a viewing contact Starkey&Brown. Council tax band: C. Freehold.



Entrance

Having a composite door with adjacent windows. Leading into:

Porch

Glass internal panel door. Leading into:

Hallway

Having coving, a radiator, loft access partially boarded with a ladder, and lighting. Access to bedrooms, lounge, family bathroom, and kitchen.

Lounge

14' 11" x 11' 9" (4.54m x 3.58m)

Carpet flooring, 2 double-glazed windows, one looking out to the front aspect and one looking out to the side aspect with fitted blinds, coving, TV aerial point, an electric fireplace and a radiator.

Kitchen

14' 7" x 8' 10" (4.44m x 2.69m)

Having coving, carpeted, a double-glazed window looking to the rear aspect with fitted blinds, tiled walls, a range of base and wall units and worktops, an electric oven with 4 ring hob and an extractor fan, a stainless steel sink with mixer tap, plumbing for washing machine, space for a fridge and freezer, a pantry cupboard and a radiator.

Dining Room

10' 2" x 9' 2" (3.10m x 2.79m)

Having tiled flooring, 3 double-glazed windows, one looking out to the rear aspect, one to the side aspect, and one to the front aspect with fitted blinds, and a storage heater. Access to a composite door leading to the rear garden.

Bedroom 1

14' 7" x 11' 2" (4.44m x 3.40m)

Having coving, carpeted, a double-glazed window to the front aspect, fitted wardrobes, and a radiator.

Bedroom 2

14' 11" x 8' 10" (4.54m x 2.69m)

Having coving, carpeted, 2 double-glazed windows, one looking out to the side aspect and one looking out to the rear aspect, a built-in storage cupboard, and a radiator.

Bathroom

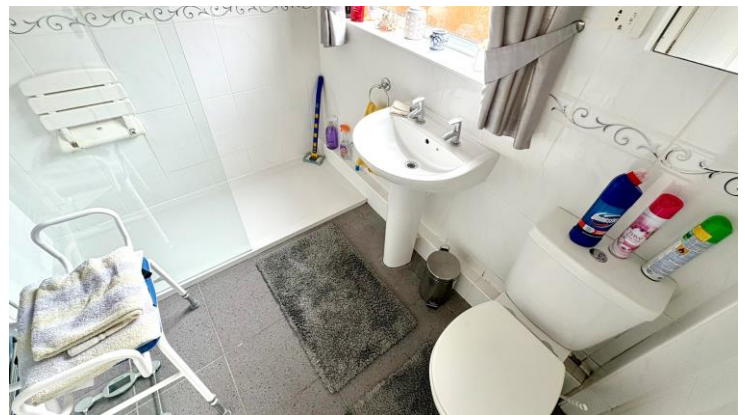
Having tiled flooring, tiled walls, a low-level WC, a wash hand basin, an electric walk-in shower, a double-glazed frosted window to the rear aspect, and a chrome heated towel rail.

Outside Front

Having a wrap-around garden with a variety of shrubs, hedges, and flower beds and a lawn area to the left-hand side of the property. Brick passageway to front door with ample parking driveway.

Outside Rear

Courtyard garden with flowerbeds, a single garage with power and electricity. Side access leading to the garage.



GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

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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