



- Detached House
- 4 Bedrooms
- Kitchen Diner
- Lounge, Utility & Downstairs WC
- Family Bathroom & En-Suite
- Low Maintenance Garden
- Driveway Parking & Single Garage
- Cul-De-Sac Position

Fenton Fields, Fenton, LN1 2GE,  
£299,950







Located a 20 minute drive from Lincoln city centre in the semi-rural village of Fenton is this 4 bedroom detached house. Being the ideal family home the property offers spacious accommodation over 2 floors. Ground floor accommodation comprises of a welcoming entrance hall providing access to the first floor and to a downstairs WC. There is a 17'7 lounge with feature electric fireplace with double doors leading into a large 19'2 kitchen diner with a range of fully fitted integral appliances and making the ideal dining and entertaining space. Further additions to the ground floor include internal access to a single garage and access to a utility room. Rising to the first floor there are 4 bedrooms with the master bedroom featuring it's own private ensuite and bedrooms benefits from the use of a 3 piece family bathroom. The property comes with a low maintenance easy control rear garden which has a patio seating area perfect for entertaining and relaxing with guests. Throughout the home there is uPVC double glazing and oil central heating, access for parking with off street parking driveway and access to a single garage. The village of Fenton has easy access towards Gainsborough and Retford areas. For further details please contact Starkey&Brown. Council tax band: D. Freehold.



## Entrance Hall

Having a composite front door entry, radiator and stairs rising to first floor. Access to lounge, kitchen diner and downstairs WC.

## Downstairs WC

Having low level WC, hand wash basin unit, uPVC double glazed obscured window to side aspect and radiator.

## Lounge

17' 7" x 11' 7" (5.36m x 3.53m)

Having uPVC double glazed window to front aspect, feature electric fireplace and a radiator. Double doors leading into:

## Kitchen Diner

19' 2" max x 15' 6" max (5.84m x 4.72m)

Having a range of eye and base level units with counter worktops and a full set of integral appliances to include a dishwasher, fridge and freezer, oven with electric hob and extractor hood over, French doors to rear aspect leading onto the rear garden, a uPVC double glazed window overlooking the rear garden, access into garage and utility room.

## Utility Room

8' 6" x 4' 7" (2.59m x 1.40m)

Having space and plumbing for appliances, tiled flooring, uPVC double glazed window and door to rear aspect leading into rear garden, extractor unit and radiator.

## Single Garage

16' 7" x 8' 9" (5.05m x 2.66m)

Having up and over door, Allstar wall mounted oil central heating boiler, power and lighting and wall mounted consumer unit.

## First Floor Landing

Having loft access. Loft insulated, no pull down ladder and no boarding.

## Master Bedroom

12' 7" x 15' 2" (3.83m x 4.62m)

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

## En-Suite

3' 5" x 10' 4" (1.04m x 3.15m)

Having a chrome heated hand towel rail, low level WC, pedestal hand wash basin unit, extractor unit, tiled flooring and uPVC double glazed obscured window to side aspect.

## Bedroom 2

11' 4" x 12' 7" (3.45m x 3.83m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 3

18' 5" x 8' 7" (5.61m x 2.61m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 4

10' 1" x 6' 1" (3.07m x 1.85m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

6' 1" x 7' 4" (1.85m x 2.23m)

Having a panelled bath, chrome heated hand towel rail, tiled flooring, low level WC, pedestal hand wash basin unit, uPVC double glazed obscured window to side aspect and extractor unit.

## Outside Rear

Having an easy to maintain rear garden which is fully paved with patio seating area, shielded oil tank and side access leading to the front of the property.

## Outside Front

Having block paved driveway for 2 vehicles and storm porch entry.

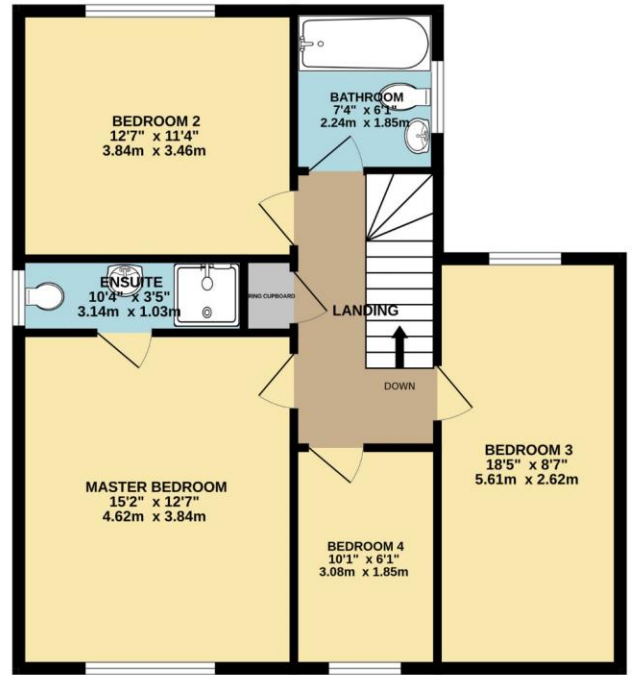
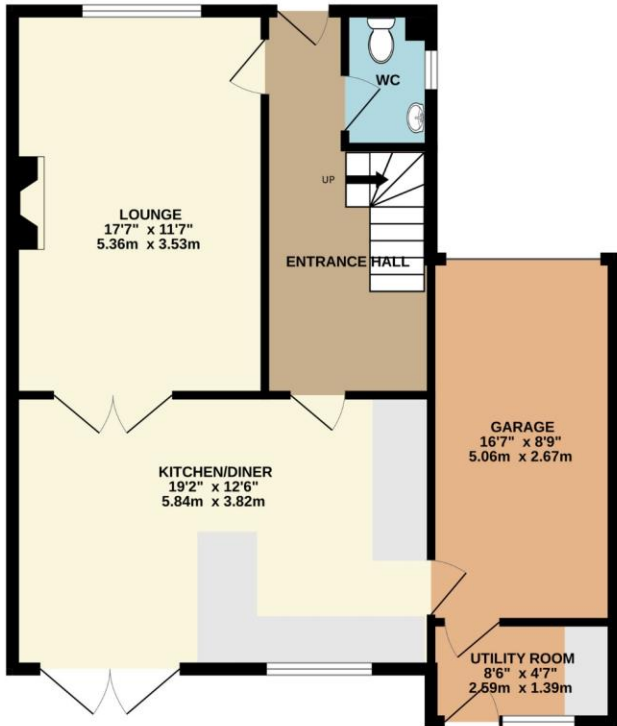






**GROUND FLOOR**  
748 sq.ft. (69.5 sq.m.) approx.

**1ST FLOOR**  
734 sq.ft. (68.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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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