

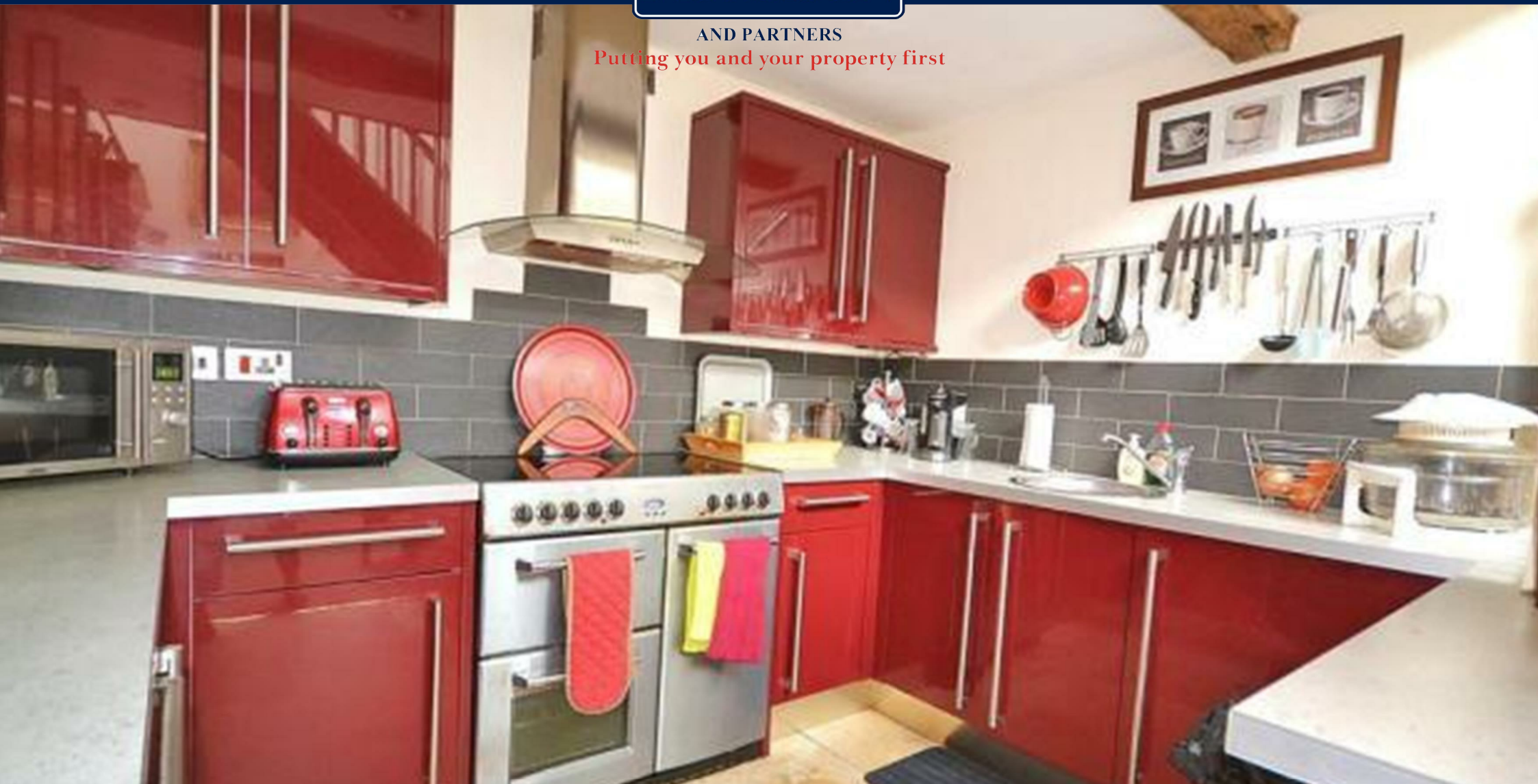
TRADITIONAL  
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ALASDAIR  
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Putting you and your property first



Anchordown Main Street  
Fiskerton, NG25 0UL

Guide Price £235,000



## Anchordown Main Street

Fiskerton, NG25 0UL

\*\*\* Ideal Lock Up and Leave \*\*\*Brick and pantile barn conversion in the popular Trentside village of Fiskerton offering flexible accommodation in an attractive setting. Accommodation briefly comprises open plan lounge/kitchen area, dining room/bedroom three, bedroom two with ensuite bathroom and utility to the ground floor and to the first floor open plan galleried lounge, bedroom one and shower room. Street Parking and No Garden

Viewing is recommended to appreciate this unique character home. EPC rating E

### GROUND FLOOR

timber glazed panel stable door leads to

### LOUNGE/KITCHEN

18'10" x 12'4" (5.74 x 3.76)

double glazed window to front, radiator, open plan to kitchen, stairs off

### KITCHEN AREA

range of high gloss base and wall units with matching worksurfaces and splash tiling, circular inset sink, recess for range cooker with extractor over, Beko dishwasher, integrated Beko washing machine, integrated refrigerator and freezer, Travertine tiled floor, kick space heater

### DINING ROOM/BEDROOM THREE

12'6" x 7'9" (3.81 x 2.36)

radiator, glazed French doors to front, door to utility

### UTILITY ROOM

7'9" x 5'5" (2.36 x 1.65)

space for appliances

### BEDROOM TWO

11'4" x 10'2" (3.45 x 3.1)

radiator, double glazed window to front, range of fitted wardrobes, door leading to inner hall with built in wardrobe, door to en-suite





#### **ENSUITE**

6'10" x 6'4" (2.08 x 1.93)  
with P shaped shower bath with mixer shower attachment, vanity wash hand basin with mixer tap, low level wc, extractor fan, radiator

#### **FIRST FLOOR**

##### **GALLERIED LOUNGE**

19'0" x 18'10" (5.79 x 5.74)  
a spacious open plan lounge with two radiators, four Velux windows, double glazed window over the galleried landing

##### **BEDROOM TWO.**

11'4" x 10'2" (3.45 x 3.1)  
radiator, Velux window, fitted wardrobes, access to loft, archway to galleried landing

##### **INNER LOBBY**

Velux window, built in airing cupboard housing Baxi combination boiler and storage cupboard

##### **SHOWER ROOM**

6'10" x 6'4" (2.08 x 1.93)  
fully tiled and comprising Mira shower in cubicle, low level wc, pedestal wash hand basin, chrome towel rail, Velux window

##### **LOCAL AUTHORITY**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

##### **SERVICES**

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

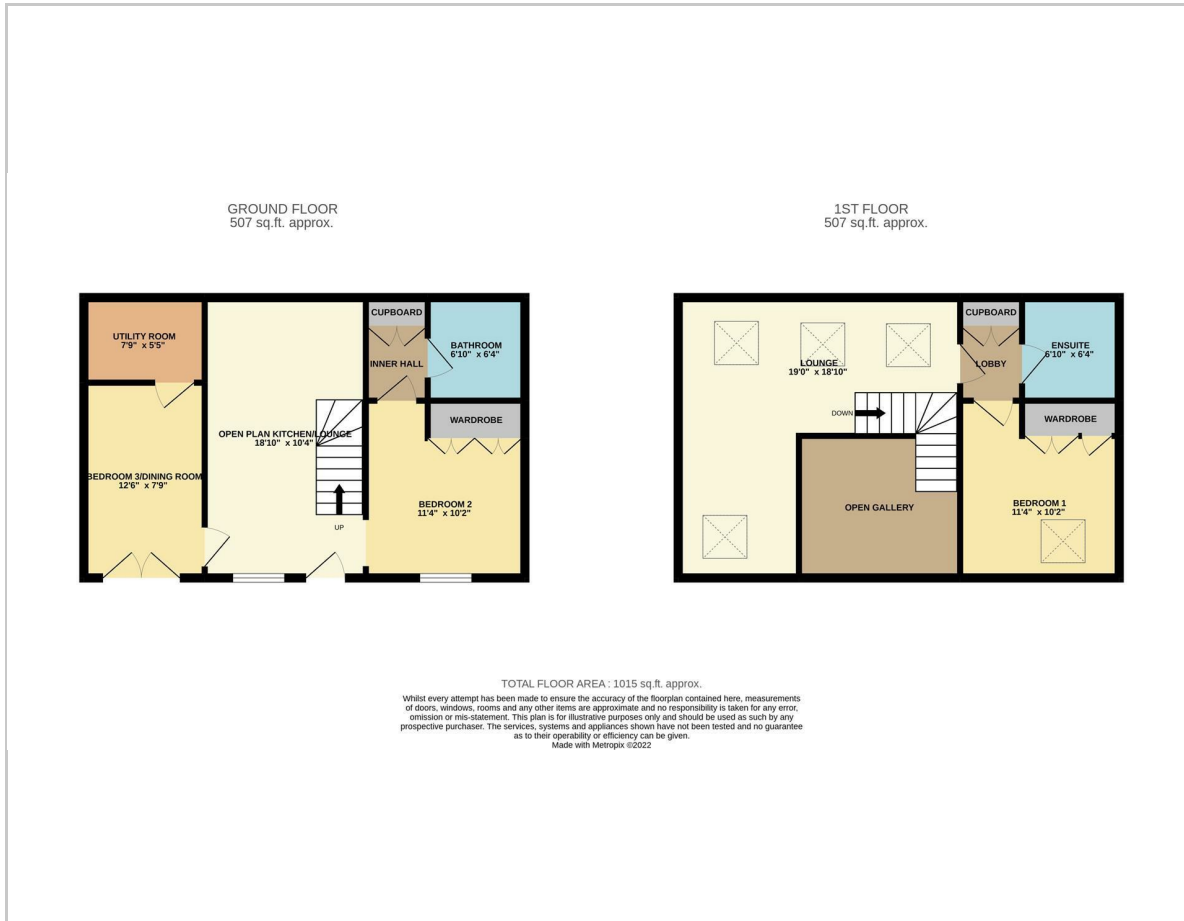
##### **TENURE**

Freehold with vacant possession.

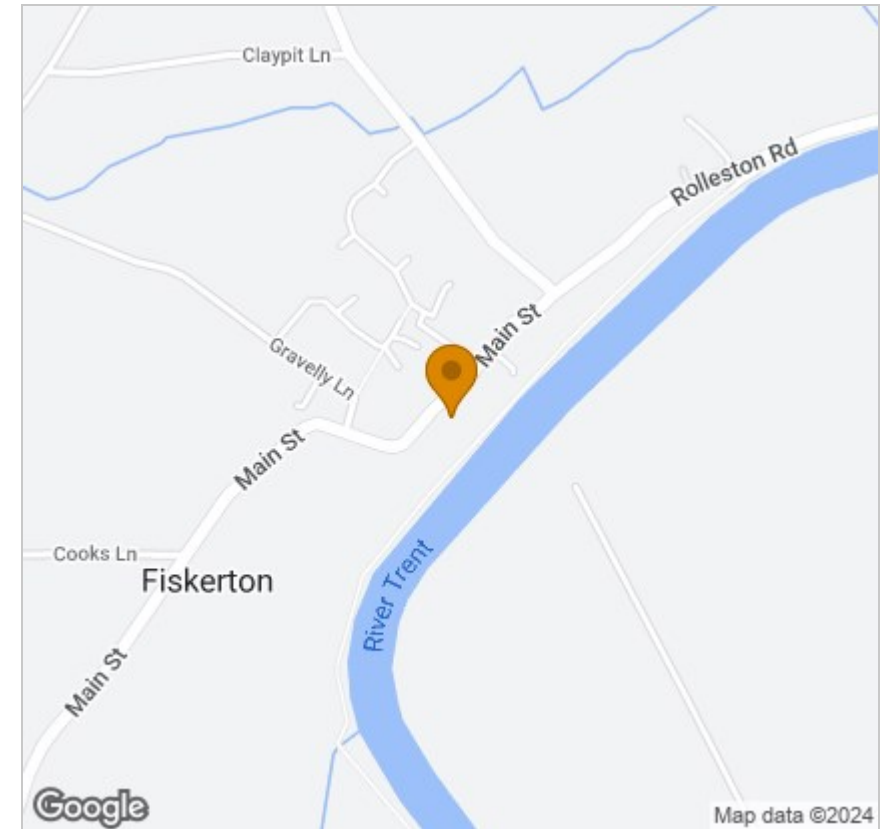
##### **VIEWING**

By appointment with the agents office.

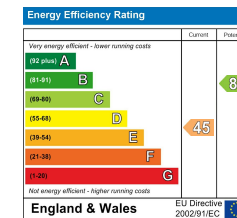
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

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