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Wymondley Main Street  
Fiskerton, NG25 0UL

Guide Price £500,000



# Wymondley Main Street

Fiskerton, NG25 0UL

Situated in the heart of Fiskerton and offered with No Upward Chain this spacious detached house sits on a large plot and is in the Minster School catchment area. Accommodation includes, entrance hall, cloakroom, lounge, dining room, family room, breakfast kitchen, first floor, four good sized bedrooms and bathroom. Outside, large driveway with double garage and front garden. Rear enclosed established garden.

## Fiskerton

Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster town of Southwell. The village benefits from being in the Southwell Minster School catchment area a post office/store, public house and a rail link connecting Newark and Nottingham.

Glazed panel door to;

### Entrance Hall

Radiator, stairs off to first floor

### WC

6'10 x 3'2 (2.08m x 0.97m)

Low flush WC, wash hand basin, double glazed window to the front

### Lounge

16'0 x 14'8 (4.88m x 4.47m)

Open fire (capped off) radiator, Parquet floor, double glazed window to the front

### Dining Room

14'8 x 9'8 (4.47m x 2.95m)

Radiator, Parquet floor opens to;

### Garden Room

14'1 x 10'5 (4.29m x 3.18m)

Vaulted beam ceiling, radiator, Parquet floor, double glazed sliding panel door to the rear

### Kitchen/Breakfast Room

15'3 x 13'7 (4.65m x 4.14m)

Fitted with a range of wall and base units, electric double oven and warming plate, space for fridge freezer, inset gas hob, tiled splash back, radiator, double sink

### Pantry

6'6 x 5'0 (1.98m x 1.52m)

Shelving and tiled worktop





**Porch**  
7'0 x 6'0 (2.13m x 1.83m)  
Tiled floor, double glazed door to the side, door to the garage

**Garage**  
18'6 x 17'0 (5.64m x 5.18m)  
Housing Worcester central heating boiler, double up and over door, light and power

#### First Floor

**Bedroom One**  
14'7 x 13'1 (4.45m x 3.99m)  
Built in wardrobes, radiator, double glazed window to the front

**Bedroom Two**  
13'7 x 13'0 (4.14m x 3.96m)  
Radiator, double glazed windows to the front and side

**Bedroom Three**  
11'6 x 9'8 (3.51m x 2.95m)  
Radiator, double glazed window to the rear

**Bedroom Four**  
9'8 x 9'1 (2.95m x 2.77m)  
Radiator, double glazed window to the rear



**Bathroom**  
9'2 x 6'8 (2.79m x 2.03m)  
Panelled bath with Triton shower over, low flush wc, wash hand basin, heated towel rail, opaque double glazed window to the rear, airing cupboard with shelving, tiled floor

**Outside**  
To the front of the property is a tarmac driveway providing ample car parking space leading to the garage, lawn area with a number of mature trees, side pathway leading to the rear garden. The rear garden has a lawn area with fully stocked beds and borders, veg bed, greenhouse, flagstone patio area and outside tap.

**Local Authority**  
Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY  
Council Tax Band F

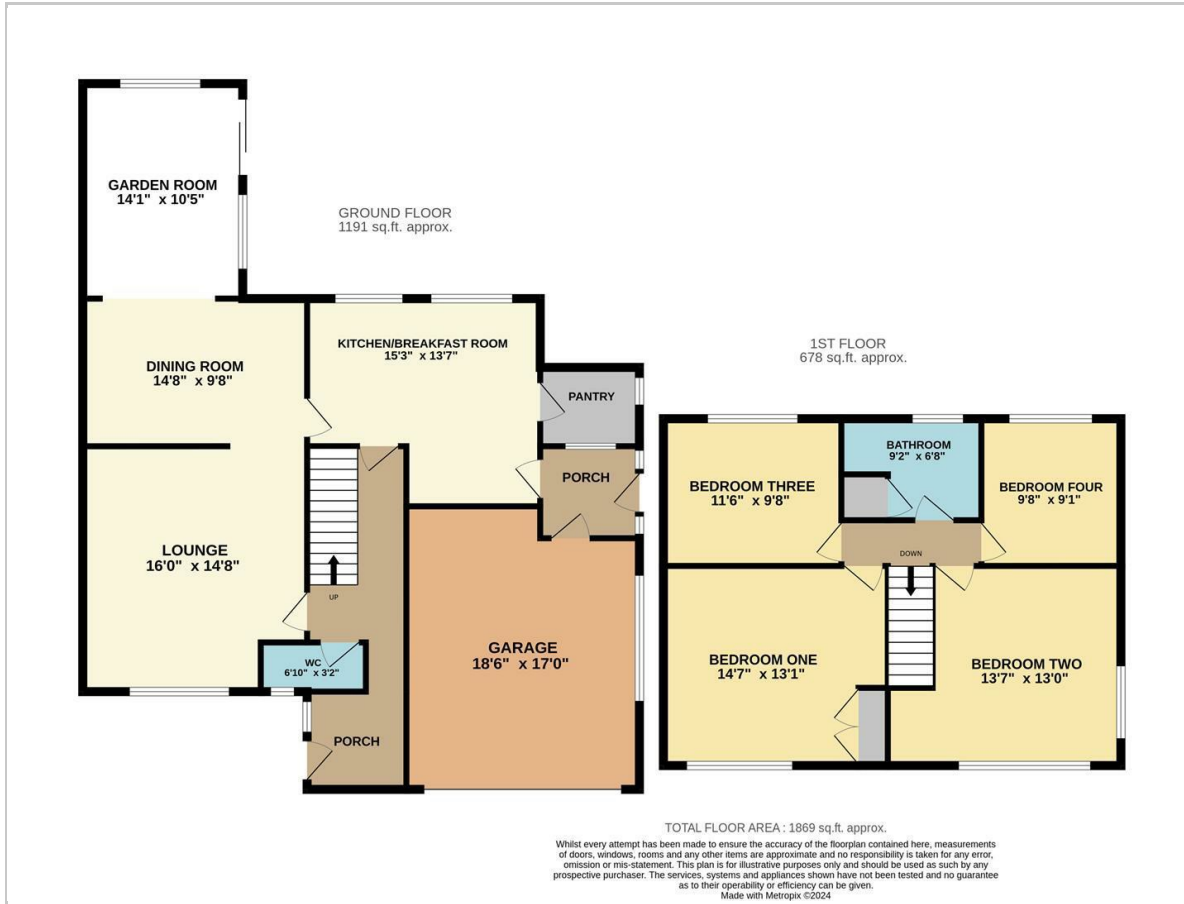
**Services**  
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**Tenure**  
Freehold with vacant possession.

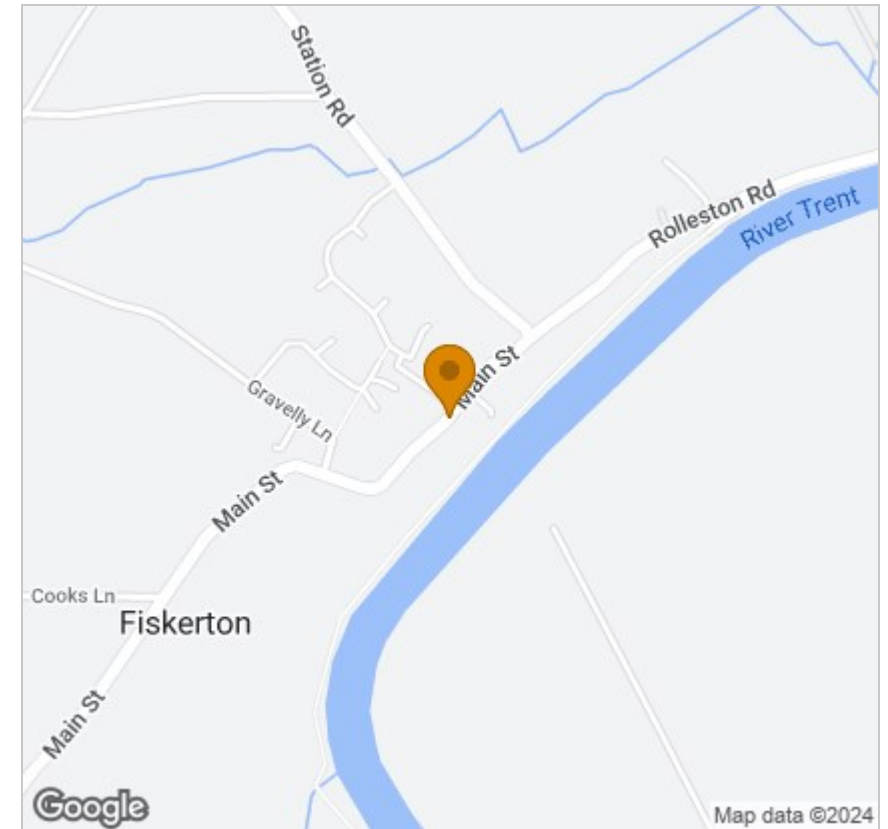
**Viewing Information**  
By appointment with the office, call 01636 813971.



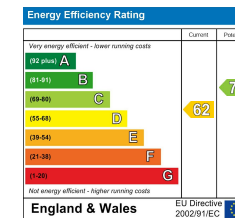
## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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