



**White Gates Gravelly Lane, Fiskerton,  
Southwell, NG25 0UW**

**£449,950**

**Tel: 01636 816200**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- An Extended Detached House
- Large Lounge & Separate Dining Room
- Versatile 3rd Reception Room
- 1st Floor Bathroom, G.F Shower Room
- Ample Parking & Carport
- Delightful Village Setting
- Breakfast Kitchen, Utility
- 4 Bedrooms
- Delightful Mature Plot
- Approx' 0.17 Acres

An excellent opportunity to purchase this spacious detached home, occupying a prime setting in the popular village of Fiskerton and offering an excellent range of family orientated accommodation.

The property has been extended and altered over the years to now offer approximately 1,647 square feet of well-maintained accommodation including a a welcoming entrance hall, a large lounge with doors leading onto the front of the plot and a spacious dining room with French doors onto the rear garden. There is a breakfast kitchen with useful utility room off as well as a versatile 3rd reception room, currently used as a home office. A shower room completes the ground floor accommodation whilst to the 1st floor are 4 bedrooms, the bathroom and a separate W/C.

The plot is a particular feature of the property, extending to approximately 0.17 acres in total and including a large frontage with ample parking to the front of the carport plus delightful mature gardens to the rear and viewing is highly recommended to appreciate the delightful setting and spacious accommodation on offer.

### ACCOMMODATION

A uPVC double glazed entrance door with double glazed side panels leads into the entrance hall.

### ENTRANCE HALL

With a porch area at the front having solid wooden flooring leading onto the carpeted area which has stairs rising to the first floor, a central heating radiator and thermostat and doors to rooms including a part glazed door into the breakfast kitchen.

### BREAKFAST KITCHEN

An L shaped breakfast kitchen fitted with a range of base and wall cabinets with rolled edge worktops, tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and built-in appliances including an integrated dishwasher by Bosch, an integrated refrigerator, a Neff four zone electric hob with concealed extractor hood above, an integrated oven and microwave oven above. There is a useful pull-out larder storage, a fixed breakfast table plus tiled flooring throughout, a central heating radiator, two uPVC double glazed windows overlooking the rear garden, a door into the dining room and a door into the utility room.

### UTILITY ROOM

A useful space at the side of the property with tiled flooring, a timber door to the front

aspect and a uPVC double glazed door onto the rear garden. The utility is fitted with a range of base and wall cabinets with rolled edge worktops and an inset stainless steel single drainer sink with mixer tap plus space beneath the worktops for appliances including plumbing for a washing machine.

### DINING ROOM

A well proportioned reception room with parquet flooring, central heating radiator, uPVC double glazed double French doors and full height windows overlooking the rear garden plus a door into the lounge.

### LOUNGE

A spacious reception room, extended to the rear and having a central heating radiator, a high level stained glass window to the side aspect and uPVC double glazed double French doors to the front. There is a brick fireplace with a tiled hearth currently housing an electric fire plus a return door to the entrance hall.

### FAMILY ROOM/OFFICE

A versatile third reception room with two central heating radiators and a uPVC double glazed window to the front aspect.

### GROUND FLOOR SHOWER ROOM

A useful additional bathroom with wall mounted wash basin with hot and cold taps, a close coupled toilet and a shower cubicle with glazed folding door and electric shower. There is tiling for splashbacks, a tiled floor, extractor fan and chrome towel radiator.

### FIRST FLOOR LANDING

Having an access hatch to the roof space and doors to bedrooms.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, and a comprehensive range of fitted bedroom furniture including wardrobes and drawers.

### BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a useful built-in double wardrobe with hanging rail and storage above.

### BEDROOM THREE

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a vanity wash basin with hot and cold taps.

### BEDROOM FOUR

With a central heating radiator, a uPVC double glazed window to the rear aspect and a vanity washbasin with hot and cold taps.

## **BATHROOM**

A two piece bathroom fitted with a pedestal wash basin with hot and cold taps and a cast iron panel sided bath with mixer shower attached. There is tiling for splashbacks, an electric shaver point, a uPVC double glazed obscured window to the rear aspect, a heated towel rail and an airing cupboard housing the hot water cylinder with slatted shelving above.

## **SEPARATE W/C**

Fitted with a dual flush toilet and having a uPVC double glazed obscured window to the rear aspect.

## **GARDENS**

The property occupies a delightful and mature plot extending to approximately 0.17 acres including a generous frontage which is landscaped to include a shaped lawn with gravelled beds and mature trees to the front boundary, a feature block paved circular patio area accessed off the French doors in the lounge and edged with well stocked borders.

The rear garden is a particular feature of the property, being enclosed with a combination of timber panelled fencing and mature hedgerows, having a patio towards the property and a generous shaped lawned area, further paved seating area and a vegetable bed towards the rear with a greenhouse.

## **DRIVEWAY PARKING & CARPORT**

( )  
A five bar timber gate to the front of the property opens onto driveway standing and turning for several vehicles, in turn leading to the attached carport with lighting, housing the gas and electricity meters.

## **COUNCIL TAX**

The property is registered as council tax band E.

## **FISKERTON**

Listed by The Sunday Times as one of the Best Places to Live in the Midlands, the popular village of Fiskerton offers a village shop and Post Office, as well as a popular riverside pub and restaurant, The Bromley. There is a small station with trains into Lincoln and Nottingham, and lovely riverside walks, as well as excellent school catchments and easy access into the Historic Minster Town of Southwell.

## **VIEWINGS**

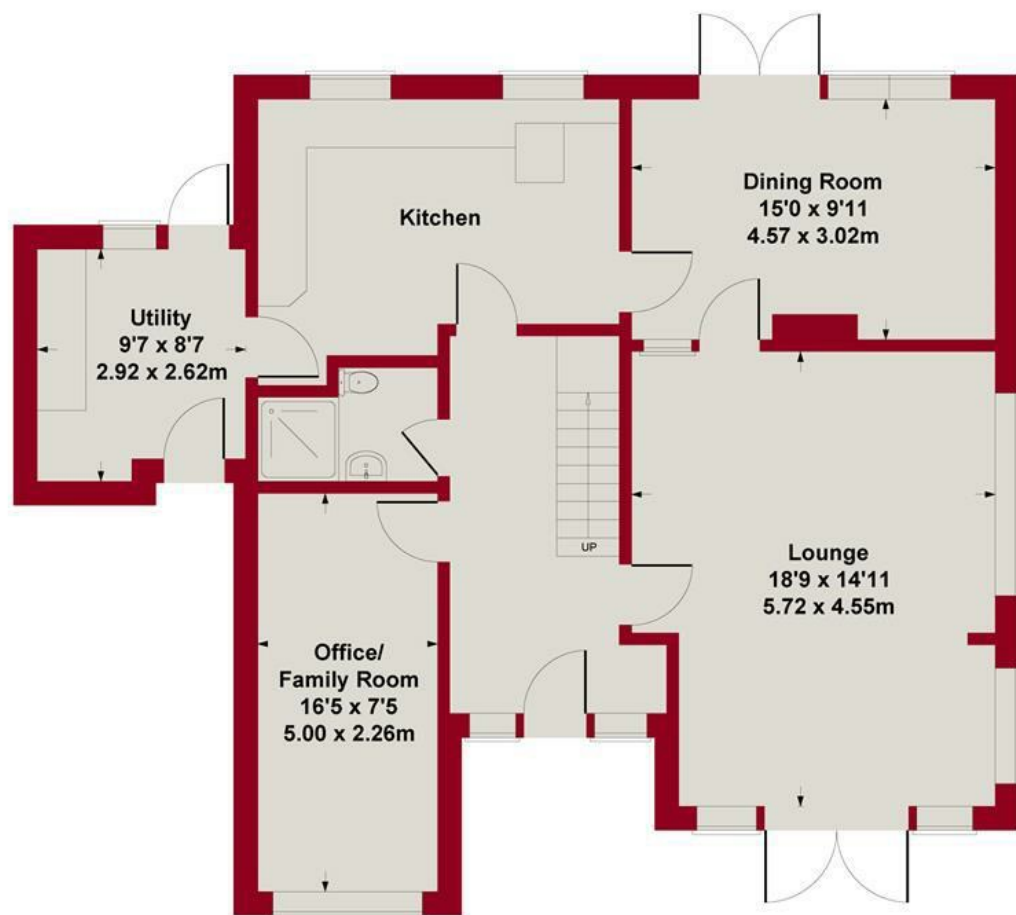
By appointment with Richard Watkinson & Partners.



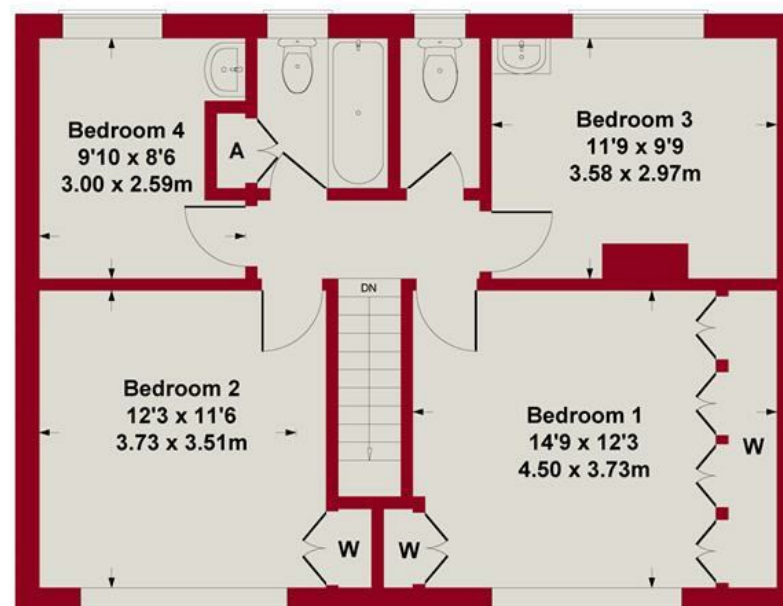




Approximate Gross Internal Area  
1647 sq ft - 153 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 816200



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

20 King Street,  
Southwell NG25 0EH  
Tel: 01636 816200  
Email: [southwell@richardwatkinson.co.uk](mailto:southwell@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers