



Lampards, Gravelly Lane, Fiskerton,
Southwell, NG25 0UW

Guide Price £520,000

Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Superb Detached House
- Large Lounge Diner
- Breakfast Kitchen, Useful Utility Room
- A Superbly Appointed Bathroom
- Ample Driveway, Single Garage, Carport
- Very Well Appointed Throughout
- Conservatory Overlooking The Rear Garden
- 4 Good Bedrooms
- Mature 0.17 Acre Plot
- Delightful And Established Rear Garden

A fantastic opportunity to purchase this superbly appointed detached home, offering excellent family sized accommodation and occupying a delightful mature plot extending to approximately 0.17 acres.

The property occupies a popular village setting and offers stylishly presented accommodation including a useful entrance porch and welcoming entrance hall, a lovely lounge diner with patio doors into the conservatory at the rear which overlooks the rear garden.

There is a fitted kitchen and a useful utility room and ground floor w/c whilst to the 1st floor are 4 good bedrooms and a superbly appointed bathroom.

A particular feature of the property is its delightful mature plot and peaceful village setting. The generous plot extends to approximately 0.17 acres including ample driveway parking to the front of the useful garage and carport plus an established enclosed rear garden which is mainly lawned and affords a good level of privacy. The property is also connected to F4RN community broadband.

ACCOMMODATION

Glazed composite double doors lead into the entrance porch.

ENTRANCE PORCH

A useful entrance porch with spotlights to the ceiling, feature acoustic boarding and a glazed door into the entrance hall.

ENTRANCE HALL

An impressive and welcoming entrance hall with a staircase rising to the galleried landing above, a central heating radiator and a useful built-in cupboard over the stairs with coat hooks and a uPVC double glazed obscured window.

LOUNGE DINER

A spacious reception room with coved ceiling, a total of three central heating radiators, a large uPVC double glazed window overlooking the front garden and a further uPVC double glazed window to the side. The focal point of the lounge area is a feature fireplace with marble surround and hearth housing an electric fire. Sliding patio doors lead into the conservatory.

CONSERVATORY

Of brick and uPVC construction with double glazed window units and French doors leading onto the rear garden.

KITCHEN

Fitted with a range of modern Shaker style base and wall cabinets with granite topped worktops and upstands, tiling for splashbacks, an inset 1.5 bowl composite sink with mixer tap and sprayhose plus a range of integrated appliances including an eye level double oven by Bosch, a four zone electric hob with concealed extractor hood over and space and plumbing for a dishwasher. There is tiled flooring with underfloor heating, a uPVC double glazed window overlooking the rear garden, two useful walk-in pantries, both with shelving and providing excellent storage.

UTILITY ROOM

A useful utility room fitted with a range of base and wall cabinets with rolled edge worktop and single drainer sink with mixer tap. There is space beneath the worktop for appliances including plumbing for a washing machine. Tiled flooring, a central heating radiator, a uPVC double glazed door leading onto the rear garden and a courtesy door into the carport. There is Worcester central heating boiler.

GROUND FLOOR CLOAKS

Fitted in white with a vanity wash basin with cupboards and drawers below for storage plus mixer tap and a concealed cistern toilet to the side. There is a central heating radiator and two uPVC double glazed obscured windows to the rear elevation.

FIRST FLOOR GALLERIED LANDING

A feature landing with uPVC double glazed window to the front aspect, a central heating radiator, coved ceiling, spotlights 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 wardrobe space and drawers.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect, access hatch to the roof space and a fitted triple wardrobe.

BEDROOM THREE

A double bedroom with a central heating radiator and a uPVC double glazed window to the front aspect.

BEDROOM FOUR

With a central heating radiator and a uPVC double glazed window to the rear aspect.

FAMILY BATHROOM

A superbly fitted family bathroom remodelled circa 2024 to include a deep fill 'P' shaped shower spa bath with mains fed digital rainfall shower and additional sprayhose and glazed shower screen. There is a vanity wash basin with mixer tap and a dual flush toilet. Marble effect tiling to the floor and to the walls, anthracite towel radiator, spotlights to the ceiling,

extractor fan and two uPVC double glazed obscured windows to the rear aspect. An airing cupboard housing the foam insulated hot water cylinder and slatted shelving.

DRIVEWAY PARKING, GARAGE & CARPORT

A five bar timber gate towards the front of the plot opens onto multi vehicle driveway standing and in turn leads to the carport and single garage. The single garage has an electric up and over door and the carport includes an EV charger.

GARDENS

The property occupies a delightful plot including a mature lawned frontage edged with established borders, there is side access to the rear garden which provides good sized paved patio areas, generous sweeping lawns and established beds and borders, all affording a good level of privacy.

COUNCIL TAX

The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

We are advised that the property is connect to F4RN community broadband. Full fibre to the property. Gigabit network. Typical speeds 700 - 800 Mbps.

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>



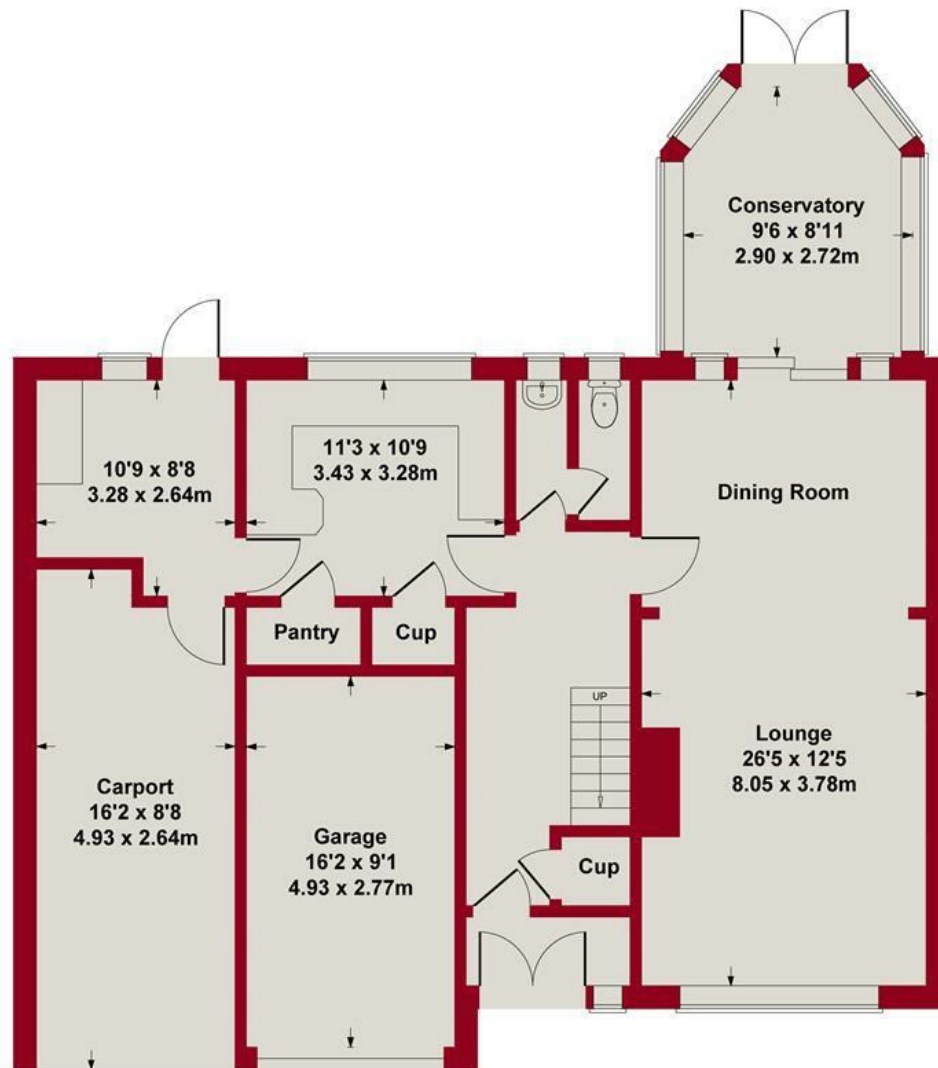




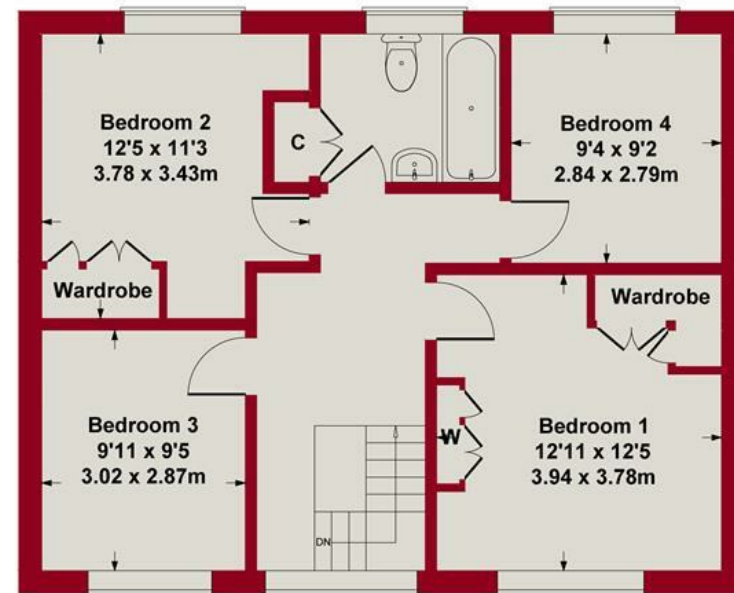




**Approximate Gross Internal Area
1567 sq ft - 146 sq m (Excluding Garage & Carport)**



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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