



Fenton Fields, Fenton

 5  3  2

Guide Price £400,000 -£425,000



Key Features

- Detached House
- Village Location
- Private Cul-De-Sac Position
- Virtual Viewing Available
- Five Bedrooms
- Detached Double Garage, Driveway & Gardens
- EPC rating C
- Freehold





Newton Fallowell are pleased to offer for sale, this Five Bedroom immaculate Detached House. The property is situated to the west of Lincoln in the village of Fenton. The property offers great inside and outside space and has accommodation comprising Entrance Hall, Cloakroom, Lounge, Open Plan Dining/Kitchen. To the first floor there are Five Bedrooms, Two En-Suite Shower Rooms and a Family Bathroom. The property further benefits from a driveway providing ample parking, detached double garage and an enclosed garden to the rear.

Entrance Hall

Door to front, under stairs storage and stairs to first floor.

Cloakroom

Window to front, wash basin and W.C.

Lounge 19'1" x 10'11"

Window to front, decorative fireplace and French doors opening to the rear garden.

Open Plan Kitchen/Living/Dining Room 23'2" x 19'1"

Window and French doors to rear, bay window to front and door to rear garden. Range of base and eye level units with integrated appliances and a central island unit.

Bedroom One 14'5" x 12'10"

Window to rear, radiator and door to:

En-Suite Shower Room 0.00m x 0.00m (0'0" x 0'0")

With radiator, shower enclosure, wash basin and W.C.

Bedroom Two 15'9" x 11' Max.

Window to front and a radiator. Door to:

En-Suite Shower Room

With radiator, shower enclosure, wash basin and W.C.

Bedroom Three 12'2" x 9'2"

Window to front and a radiator.

Bedroom Four 10'7" x 9'1"

Window to front and a radiator.

Bedroom Five 9'8" x 8'4"

Window to rear and a radiator.

Bathroom

Window to rear, radiator, airing cupboard, wash basin, W.C and panelled bath.

Outside

There is off road parking to the front and an enclosed garden to the rear that is laid to lawn with paving and timber decking.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.









GROUND FLOOR



1ST FLOOR



FENTON FIELDS, FENTON, LINCOLN LN1 2GE

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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

