



Malkiln Road, Fenton



£475,000

- Four Bedroom Detached House
- Driveway And Double Garage
- Two En-Suites, Family Bathroom And Downstairs WC
- Parking For Numerous Vehicles
- Study
- Twenty Minute Commute to Lincoln
- Tenure: Freehold
- EPC Rating D



Four Bedroomed Detached House located in the peaceful village of Fenton. This property offers, Entrance Porch, Entrance Hall, Lounge, Dining room, Kitchen, Utility Room, Garden Room, Study, Downstairs WC, Four Double Bedrooms with Two of these with En Suites, Family Bathroom. Outside has a Double Garage, Large Driveway and Enclosed Garden to the rear.

Porch

With access to the entrance hall.

Entrance Hall

With entrance door to the front aspect.

Living Room

22'8" x 17'8" (6.9m x 5.4m)

With a bay window to the front aspect and fireplace.

Office

8'0" x 7'9" (2.4m x 2.4m)

With a window to the side aspect.

Dining Room

16'6" x 12'6" (5m x 3.8m)

With french doors leading to the rear garden.





WC

With a window to the side aspect, low level wc, wash hand basin and access to cloaks cupboard.

Utility Room

Located off the kitchen, with window to the side aspect and space for washing machine and dryer.

Kitchen

16'7" x 11'9" (5.1m x 3.6m)

With an opening to the garden room, a range of eye and base level units, sink with drainer unit, hob with extractor over and access to the utility room.

Garden Room

12'8" x 9'8" (3.9m x 2.9m)

With a stable door leading to the rear garden and opening to the kitchen.

Landing

With a feature full length window, access to bathroom and bedrooms.

Bedroom One

17'6" x 14'1" (5.3m x 4.3m)

With a bay window to the front aspect, walk-in wardrobe, built-in wardrobe, en-suite and radiator.

En-Suite

With a window to the side aspect, enclosed shower, low level wc and wash hand basin.

Bedroom Two

16'6" x 11'10" (5m x 3.6m)

With a window to the rear aspect, built-in wardrobe, en-suite and radiator.

En-Suite

With a window to the side aspect, enclosed shower, low level wc and wash hand basin.

Bedroom Three

16'7" x 12'6" (5.1m x 3.8m)

With windows to the rear and side aspects, built-in wardrobe and radiator.

Bedroom Four

11'4" x 10'0" (3.5m x 3m)

With a window to the front aspect, built-in wardrobe and radiator.

Bathroom

With a window to the side aspect, panelled bath with shower over, low level wc, wash hand basin and radiator.

Garage

17'7" x 15'10" (5.4m x 4.8m)

With a window to the side aspect, two up and over doors and door to the side aspect for further access.

Outside Front

With lawned garden, paved driveway for multiple cars and double garage.

Outside Rear

With lawned garden with water feature and patio area.

Agents Note

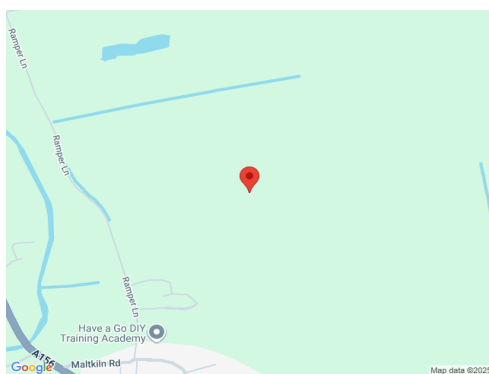
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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		