



## The Old Farmhouse, Maltkiln Road

Fenton, Lincoln, LN1 2EW

**£550,000**

This is a Grade II listed four bedroomed detached Farm House, located in the village of Fenton and close to the Market Town of Gainsborough, Market Rasen and Lincoln. The property has spacious living accommodation to comprise of Reception Hallway, bay fronted Lounge and Sitting Room, Rear Hallway, WC, Inner Hallway with a second set of stairs, further Reception Room, farm house style Kitchen, Utility Room, Boiler Room and First Floor Landing giving access to four Bedrooms, En-suites to Bedrooms 1 and 2, Dressing Room and a Family Bathroom. Outside there is a gravelled sweeping driveway to the front of the property providing off road parking for several vehicles, lawned garden, mature shrubs, trees and access to the Integral Double Garage. To the rear of the property there is an extensive garage and to the side there are further lawned gardens and storage areas. Viewing of the property is highly recommended.



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### SERVICES

Mains electricity, water and drainage. Oil Central Heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E

**LOCAL AUTHORITY** - West Lindsey District Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### DIRECTIONS

Leaving Lincoln along the A57 towards Saxilby, passing the village of Saxilby and continuing onto Gainsborough Road. At the Drinsey Nook traffic lights bear right onto the A156 towards Fenton. Once in the village of Fenton turn right onto Maltkiln Road and then property can be located on the left hand side.

### LOCATION

Fenton is a small rural village to the west of the historic Cathedral and University City of Lincoln. The village is located approx. 12 miles from Lincoln and approx. 8 miles from Gainsborough. The village has easy access to a range of facilities in the nearby villages of Torksey and Saxilby. There is easy access to the mainline railway at both Retford and Newark.





## ACCOMMODATION

### RECEPTION HALL

With door and windows to the front aspect, doors to the rear hallway, lounge and sitting room.

### LOUNGE

14' 7" x 17' 2" (4.47m x 5.24m) , with bay window to the front aspect, door to the rear, fireplace and radiator.

### SITTING ROOM

14' 3" x 16' 9" (4.35m x 5.12m) , with bay window to the front aspect, fireplace and radiator.

### REAR HALL

With doors to the rear garden, further reception room and WC.

### WC

7' 1" x 7' 6" (2.17m x 2.29m) , with WC, wash hand basin and window to the side aspect.

### RECEPTION ROOM

17' 6" x 14' 8" (5.34m x 4.48m) , with double doors to the rear garden, fireplace, radiator and door to kitchen.

### KITCHEN

16' 4" x 22' 6" (4.98m x 6.87m) , with window to the side aspect, double doors to the rear garden, tiled flooring, fitted with base units with wooden work surfaces overs, ceramic sink unit and drainer, range cooker and spaces for fridge and dishwasher.

### UTILITY ROOM

10' 3" x 16' 0" (3.14m x 4.90m) , with fitted base units, Belfast sink unit, pizza oven, window and door to the rear aspect and door to the boiler room.

### BOILER ROOM

10' 3" x 5' 9" (3.14m x 1.76m) , with floor mounted oil fired central heating system.

### INNER HALLWAY WITH SECOND SET OF STAIRS

17' 6" x 7' 6" (5.34m x 2.29m) , with stairs to the first floor.

### FIRST FLOOR LANDING

### BEDROOM 2

14' 7" x 16' 4" (4.47m x 5.00m) , with window to the front aspect, radiator and door to the en-suite.

### EN-SUITE

5' 2" x 7' 6" (1.59m x 2.29m) , with suite to comprise of shower, WC and wash hand basin.

### BEDROOM

3 15' 3" x 17' 0" (4.65m x 5.19m) , with window to the front aspect, walk-in fitted wardrobe and radiator.

### BEDROOM

4 20' 2" x 15' 10" (6.17m x 4.83m) , with window to the side aspect, fireplace and radiator.





**BATHROOM**  
12' 9" x 6' 8" (3.89m x 2.05 m)

**REAR LANDING**

**MAIN BEDROOM**  
16' 8" x 20' 9" (5.10m x 6.33m) , with window to the side aspect, range of fitted wardrobes, decorative fireplace, radiator and door to en-suite.

**EN-SUITE**  
9' 10" x 14' 0" (3.00m x 4.27m) , with window to the rear aspect, radiator and suite to comprise of shower, WC, wash hand basin and bath.

**DRESSING ROOM**  
9' 10" x 9' 3" (3.00m x 2.84 m) , with window and shelving.

**OUTSIDE**  
To the front of the property there is a gravelled sweeping driveway providing off road parking, a lawned garden with mature shrubs and trees. To the side of the property there is a lawned garden and storage areas and mature shrubs. To the rear of the property there is a paved seating area, extensive gardens, flowerbeds, mature shrubs and trees and shed.

**DOUBLE GARAGE**  
19' 9" x 19' 8" (6.03m x 6.00m) , with two doors to the front, double doors and window to the rear, power and lighting.



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