



Holmfield, Fiskerton



£380,000

- Detached House
- Four Bedrooms
- En-suite, Family Bathroom & Downstairs WC
- Two Reception Rooms & Study
- Field Views
- Double Garage & Driveway
- Freehold
- EPC Rating C



A beautifully presented four bedroom detached family house, situated on Holmfield in the highly sought after village of Fiskerton. Boasting picturesque field views, spacious and versatile living accommodation and a detached double garage. This attractive property is perfectly suited to modern family living.

Ideally positioned within walking distance of a range of local amenities, including the village primary school, local pub, village hall and scenic countryside walks, the property enjoys a delightful village setting whilst offering convenient access to the historic city of Lincoln and its wider range of shopping, dining and leisure facilities.

The accommodation on offer comprises Entrance Porch, Hall, Lounge, Kitchen, Dining Room, Office, Utility and WC to the ground floor. To the first floor there are Four Double Bedrooms with En-suite to the main and family bathroom. Externally the property offers a driveway with room for four vehicles, leading to a detached double garage. To the rear and side of the property theirs is a lawned garden with three patio areas. The property further benefits from Gas Central Heating and uPVC Double Glazing Throughout.

Porch

External door to front aspect and window to side aspect.

Entrance Hall

With stairs rising to the first floor and access to storage.





Lounge

18'7" x 13'7" (5.7m x 4.1m)

With a bay window to the front aspect, fireplace, radiators and french doors leading to the dining room.

Dining Room

9'7" x 9'6" (2.9m x 2.9m)

With a window to the rear aspect.

Breakfast Kitchen

16'8" x 9'6" (5.1m x 2.9m)

With french doors and a window to the rear aspect, fitted with a range of wall and base units with worktops over and sink with drainer unit.

Study

7'6" x 6'6" (2.3m x 2m)

With a window to the front aspect and radiator.

WC

7'2" x 3'0" (2.2m x 0.9m)

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

Utility Room

6'7" x 4'9" (2m x 1.4m)

With an external door to the side aspect, fitted with base units with worktops over and sink with drainer unit.

Landing

With stairs to the ground floor and access to the airing cupboard.

Bedroom One

13'2" x 11'10" (4m x 3.6m)

With a window to the front aspect, fitted wardrobes, radiator and access to the en-suite.

En-Suite

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

Bedroom Two

14'3" x 9'5" (4.3m x 2.9m)

With a window to the front aspect, fitted wardrobes and radiator.

Bedroom Three

10'4" x 9'6" (3.1m x 2.9m)

With a window to the rear aspect and radiator.

Bedroom Four

8'11" x 7'5" (2.7m x 2.3m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bathroom

7'8" x 6'5" (2.3m x 2m)

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

Outside

To the front of the property there is driveway with room for four vehicles leading to a detached double garage with power. To the rear and side of the property there is an enclosed lawned garden with two patio areas, garden shed, external tap and security lights.

Agents Note

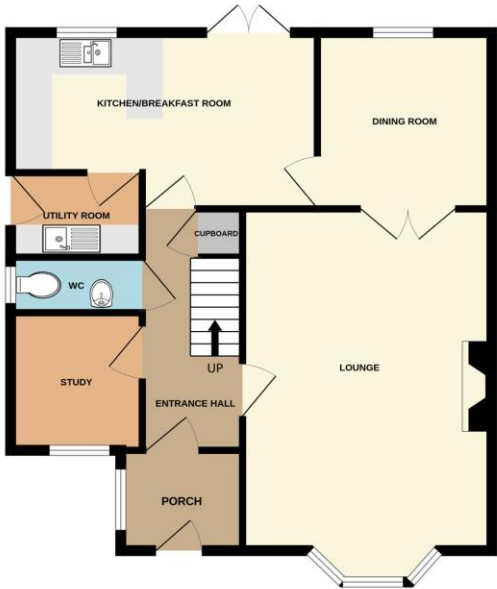
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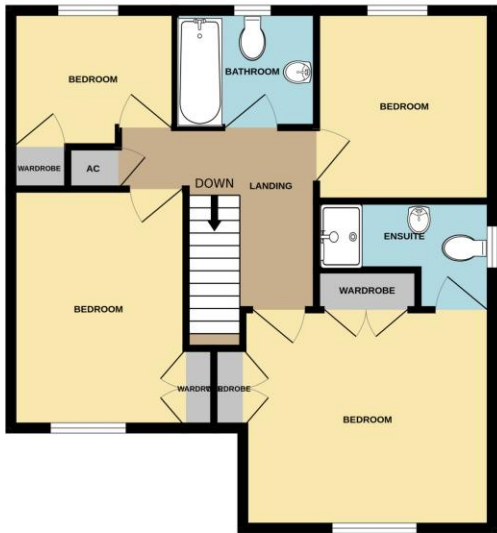


Floorplan

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.

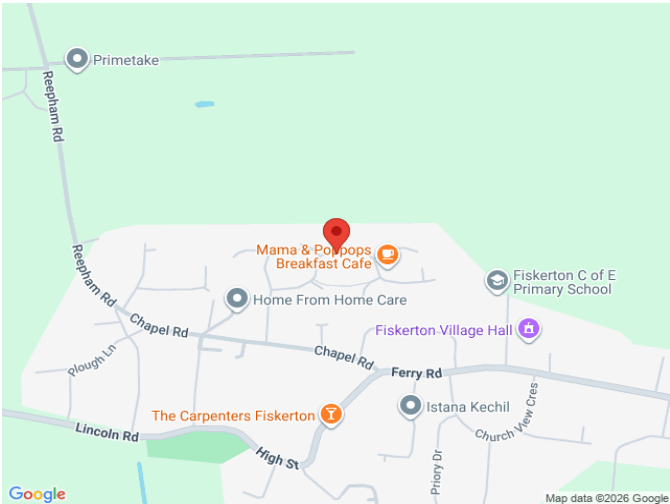


HOLMFIELD, FISKERTON, LINCOLN, LN3 4GD

TOTAL FLOOR AREA : 1374 sq.ft. (127.6 sq.m.) approx.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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