



7 Priors Drive
Fiskerton, Lincoln. LN3 4HY

BELL



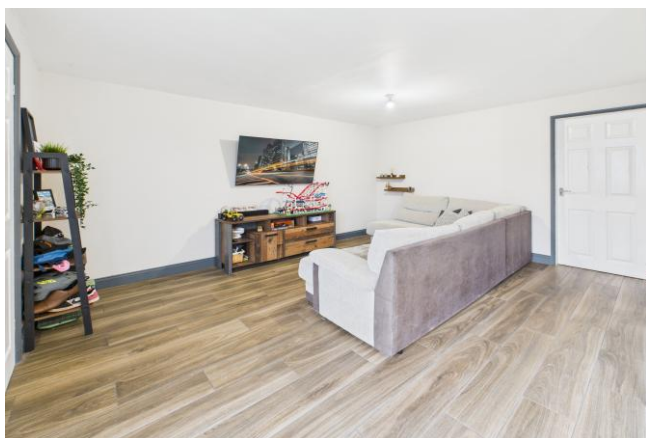
7 Priory Drive

Fiskerton

This is a well-presented three bedroom detached bungalow having a wonderful open plan Living Dining Kitchen, with contemporary design style appointment.

The property is very pleasantly located in this popular residential area on the southern country fringe of Fiskerton, approximately just five miles to the East of the historic city of Lincoln, which offers an excellent range of shopping and social facilities. The city's eastern bypass provides quick and easy access to routes to the south and north of the city, as well as to a number of RAF bases in the region

Fiskerton itself has a good local pub, playing fields and access to great countryside walks, which include the Fiskerton Long Walk, taking you through to the Lincolnshire Limewoods, passing medieval Barlings Abbey ruins; the River Witham bank walk through to Lincoln and Fiskerton Fen Nature Reserve.



ACCOMMODATION

Entrance Lobby with uPVC part double glazed front entrance door, built in storage cupboard and door through to

A substantial 'eye catching **Living Dining Kitchen** having a very pleasant westerly outlook. from the large picture window in the large open plan lounge/living area and out across Priory Drive; wood style laminate flooring and radiator. There is open access from the dining area into the kitchen having contemporary design style appointed fitted units comprising; fitted work surface with single drainer sink unit inset, cupboard space and room beneath to one side for an appropriate laundry white good.



The work surface extends around the adjoining wall with cupboard space and a built-in brushed steel featured Zanussi oven beneath, Zanussi induction ceramic hob inset with brushed steel feature cocker hood, wall cupboard units and shelving above. Space for an American fridge/freezer to be inset as required with cupboard space above, built-in pantry cupboard space to corner and a tier of four drawers. Inset ceiling spotlight fittings and uPVC part double glazed side entrance door to grounds.

Central Hallway having wood style laminate flooring, access to roof space and inset ceiling spotlight fittings. Doors through to adjoining bedroom accommodation and to:

Bathroom having a panelled bath set to one wall with accompanying tile splash back above, built-in shower cubicle to one corner with appropriate shower fitting and full height wall tiling, wash hand basin unit with toiletry cabinet beneath and low level WC with concealed cistern. Ladderback style radiator/towel rail, tiled floor and extractor vent.

Bedroom having a pleasant easterly view out over the good sized enclosed rear garden; built in linen cupboard space to one corner and radiator.

Bedroom with a easterly outlook over the rear garden; feature pine panelling across one wall with accompanying retro-style industrial style bedside wall light fittings and radiator.

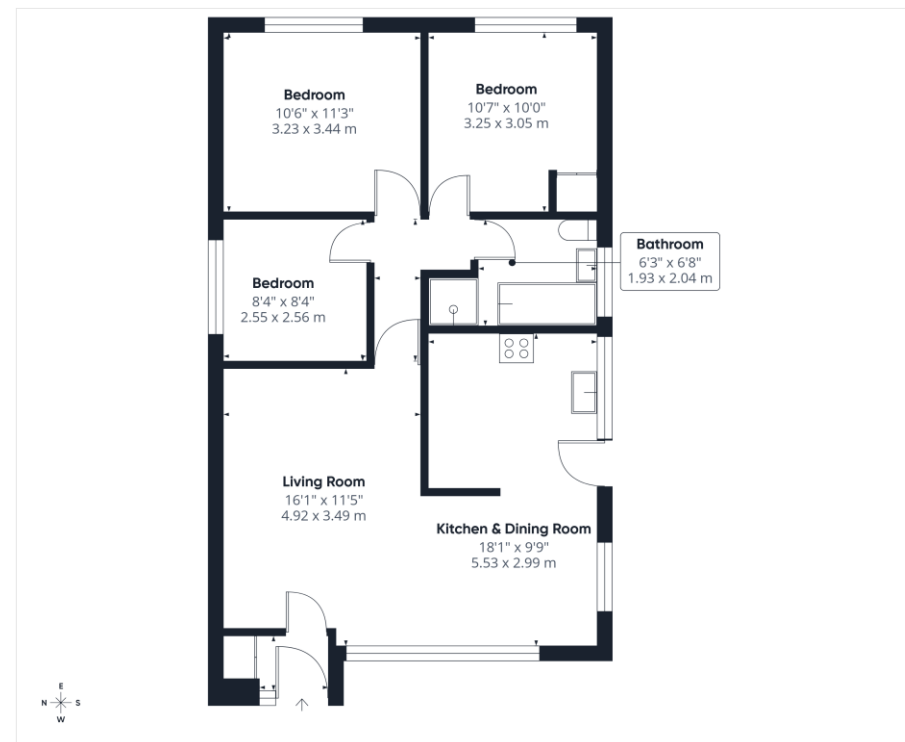
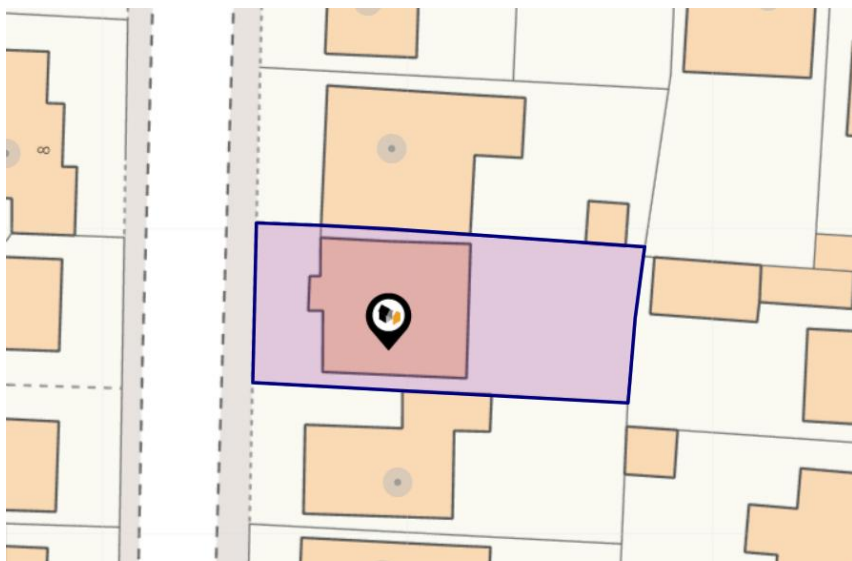
Bedroom with a northerly view out over the side grounds; and radiator.

OUTSIDE

There is a small area of lawn to the front of the bungalow and a concrete driveway, providing more than ample parking for family and visitors, as well as access to the **Garage** with up and over main entrance door, rear double doors opening out into the rear garden, light fitting and power points. There is pedestrian access down both the southern and northern elevations to the rear.

The bungalow benefits from having a good sized well enclosed and surprisingly private rear garden, which has been predominantly laid to lawn with accompanying raised flowerbeds/borders. A large concrete hard standing area adjoins the northern elevation of the bungalow, onto which the rear double doors of the garage open. There are outside security light fittings and a cold-water tap.





West Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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