



Wickenby Avenue, Fernwood



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Guide Price £245,000 to £255,000

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## Key Features

- Modern Semi Detached Home
- Three Storey Living
- Three Double Bedrooms
- Ensuite, Bathroom & G/F WC
- Spacious Dining Kitchen
- Bay Fronted Lounge
- Ample Off Street Parking
- Council Tax Band: C
- EPC Rating: B
- Tenure: Freehold





Presented to near "show-home" condition, this modern semi-detached home boasts immaculate accommodation across three floors, and benefits hugely from its private position overlooking a green area with no passing traffic, NO LOCAL SERVICE CHARGES as well as still having an NHBC warranty.

The property's superb accommodation comprises to the ground floor: entrance hall, WC, bay fronted lounge and a spacious dining kitchen with French doors opening to the rear garden and a range of appliances to include a four-ring gas hob, electric oven and integrated dishwasher. The first floor has a large family bathroom suite, and two double bedrooms, both of which having built in wardrobes. Off the landing, there is a door that opens to a study/landing space with stairs rising to the second floor which boasts the main bedroom suite, with a quality ensuite shower room.

Outside, this home is approached down a private drive servicing only three properties, with this home enjoying a tucked away position with no passing traffic. The tarmac driveway provides off street parking for multiple vehicles with an EV charging point (subject to negotiation). The rear garden has a generous lawned area, with some raised beds and a magnificent paved entertaining area. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hall 4'9" x 4'3" (1.4m x 1.3m)

Ground Floor WC 5'1" x 3'5" (1.5m x 1m)

Lounge 16'3" x 12'3" (5m x 3.7m)

maximum measurements, into bay window

Dining Kitchen 15'4" x 10'5" (4.7m x 3.2m)

maximum measurements

#### First Floor Landing

Bedroom Two 11'6" x 8'7" (3.5m x 2.6m)

Bedroom Three 10'7" x 8'7" (3.2m x 2.6m)

maximum measurements

Family Bathroom 8'1" x 6'6" (2.5m x 2m)

Study/Landing Area 7'5" x 6'6" (2.3m x 2m)

maximum measurements

#### Second Floor

Bedroom One 21'8" x 15'6" (6.6m x 4.7m)

maximum measurements

Ensuite Shower Room 9'1" x 3'11" (2.8m x 1.2m)

#### Agent's Note

The property is approached down a shared private road servicing three properties to a private drive.

#### Services

Mains gas, electricity, water and drainage are connected.

#### Agent's Note - Sales Particulars

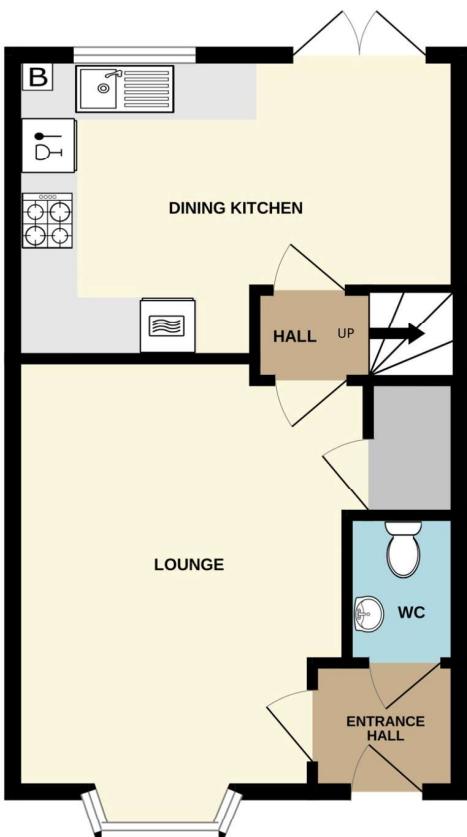
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

#### Referrals

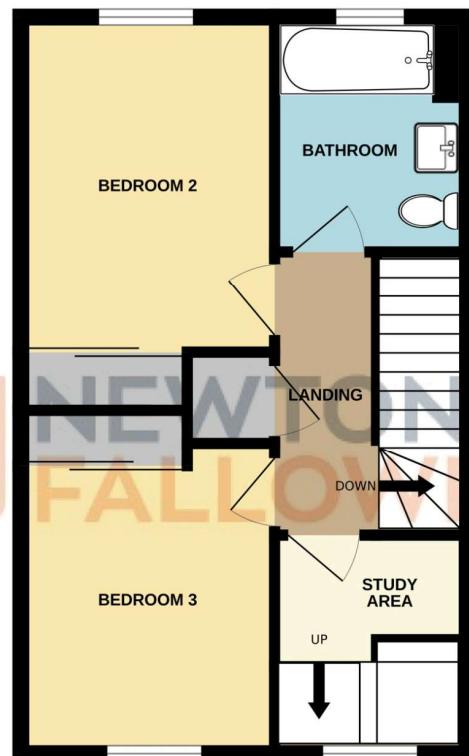
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



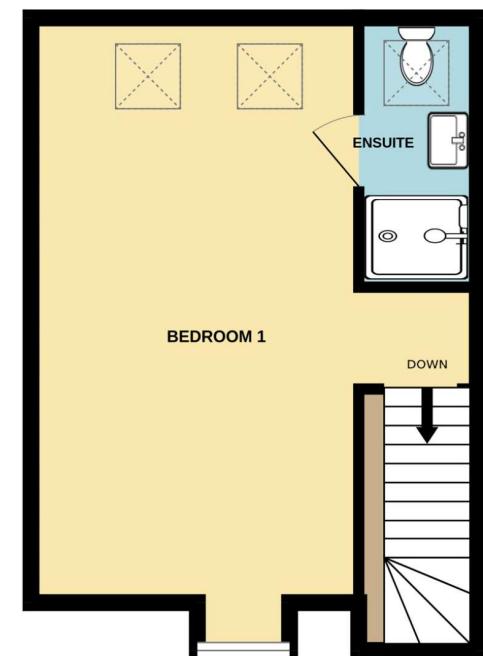
## GROUND FLOOR



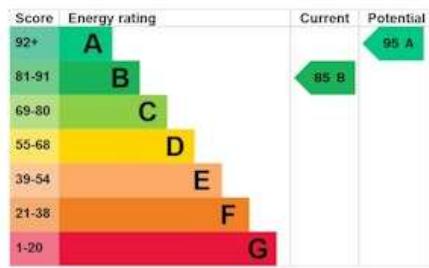
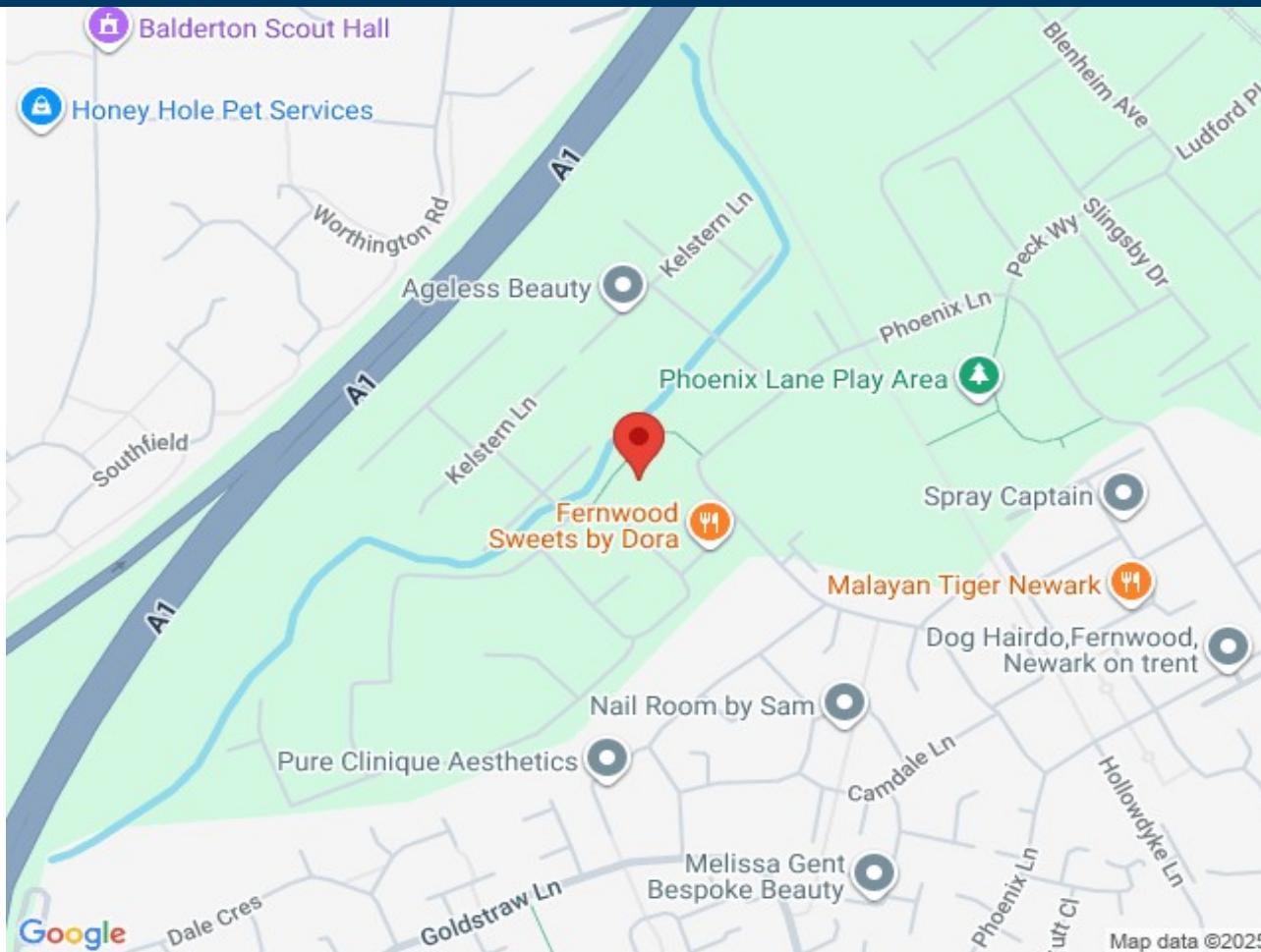
1ST FLOOR



2ND FLOOR



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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