



## 5 Gravelly Lane, Fiskerton, Southwell, NG25 0UW

**GUIDE PRICE £357,000**

A spacious and well-maintained semi detached family home, situated in this popular Trent Valley village which benefits from accommodation comprising of an entrance porch, entrance hall, lounge with log burner, dining area/family room, fitted kitchen, pantry, to the first floor there are four bedrooms and a bathroom. Outside there is a gravel driveway with lawn garden and timber shed, side covered area, rear endosed private garden with patio, lawn, flower/shrub beds and two large timber workshops. Viewing essential to fully appreciate this delightful home.



5 Gravelly Lane, Fiskerton, Southwell, NG25 0UW



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**F4RN - FULL FIBRE**

Construction of the F4RN network started in 2016, and now provides fibre to the properties of over half the residents of Fiskerton and Morton. It was built by a team of volunteers with the help of local landowners. It now has a gigabit (1000 Mbps) network delivering amazing future-proof broadband connections which transform online experience. F4RN is a non-profit Community Benefit Society (a special form of Limited Company).





## ACCOMMODATION

### ENTRANCE PORCH

With double glazed door to the entrance porch, brick base, double glazed windows and a double glazed door to the entrance hallway.

### ENTRANCE HALL

With radiator and stairs to the first floor landing.

### LOUNGE

10' 10" x 17' 7" (3.3m x 5.36m) With double glazed bay window to the front elevation, double glazed window to the rear elevation, Valor log burner with flagstone hearth and wall lights.



### DINING AREA/FAMILY ROOM

8' 8" x 21' 1" (2.64m x 6.43m) With double glazed double doors to the rear garden, radiator and wall lights.

### INNER HALL

With glazed door to the side elevation.

### KITCHEN

7' x 8' 9" (2.13m x 2.67m) With a range of wall and floor mounted units, roll top work surfaces with splash tiled surround, electric oven, electric hob with extractor fan over, stainless steel single drainer unit, space for a fridge freezer and double glazed window to the front aspect.



### PANTRY

4' x 4' 6" (1.22m x 1.37m) With plumbing for washing machine, space for tumble dryer, shelving and electric meter.

### FIRST FLOOR LANDING

With loft access (the loft is insulated and part boarded) and an airing cupboard/linen store with Worcester combi central heating boiler.

### BEDROOM 1

11' 9" x 11' 10" (3.58m x 3.61m) With double glazed window to the front elevation and radiator.

### BEDROOM 2

12' 2" x 11' 5" (3.71m x 3.48m) With double glazed window to the front elevation and radiator.

### BEDROOM 3

8' 2" x 11' 6" (2.49m x 3.51m) With double glazed window to the rear elevation and radiator.

### BEDROOM 4/OFFICE

6' 9" x 8' 3" (2.06m x 2.51m) With double glazed window to the rear elevation, radiator and cupboard with shelving (this room is currently used as an office).





## BATHROOM

10' 1" x 5' 5" (3.07m x 1.65m) With bath, additional walk-in shower, low level WC, vanity wash hand basin, fully tiled surround, heated towel rail and a double glazed window to the front elevation.

## OUTSIDE

To the front of the property there is gravelled off road parking for 2/3 cars, lawned front garden with fence and hedge boundary and a timber shed.

The side access leads to covered side drying area with outside lighting and door to the rear garden.

To the rear of the property there is a formal lawned garden with flower/shrubs beds and borders, private flagstone patio area, well-stocked flowerbeds, log store, fence and hedge boundary, water feature and external lighting.

## WORKSHOP 1

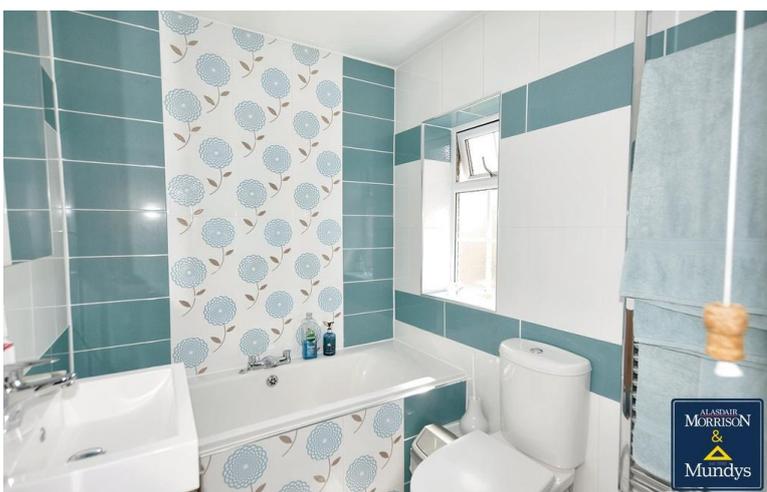
15' 8" x 8' 0" (4.78m x 2.44m) With ramp to the door and four side windows.

## WORKSHOP 2

9' 10" x 7' 10" (3m x 2.39m)

## ADDITIONAL NOTE

Double glazed windows have been fitted throughout the property except to the bathroom. The property also benefits from a new door to the rear, new patio doors and a new roof.



### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

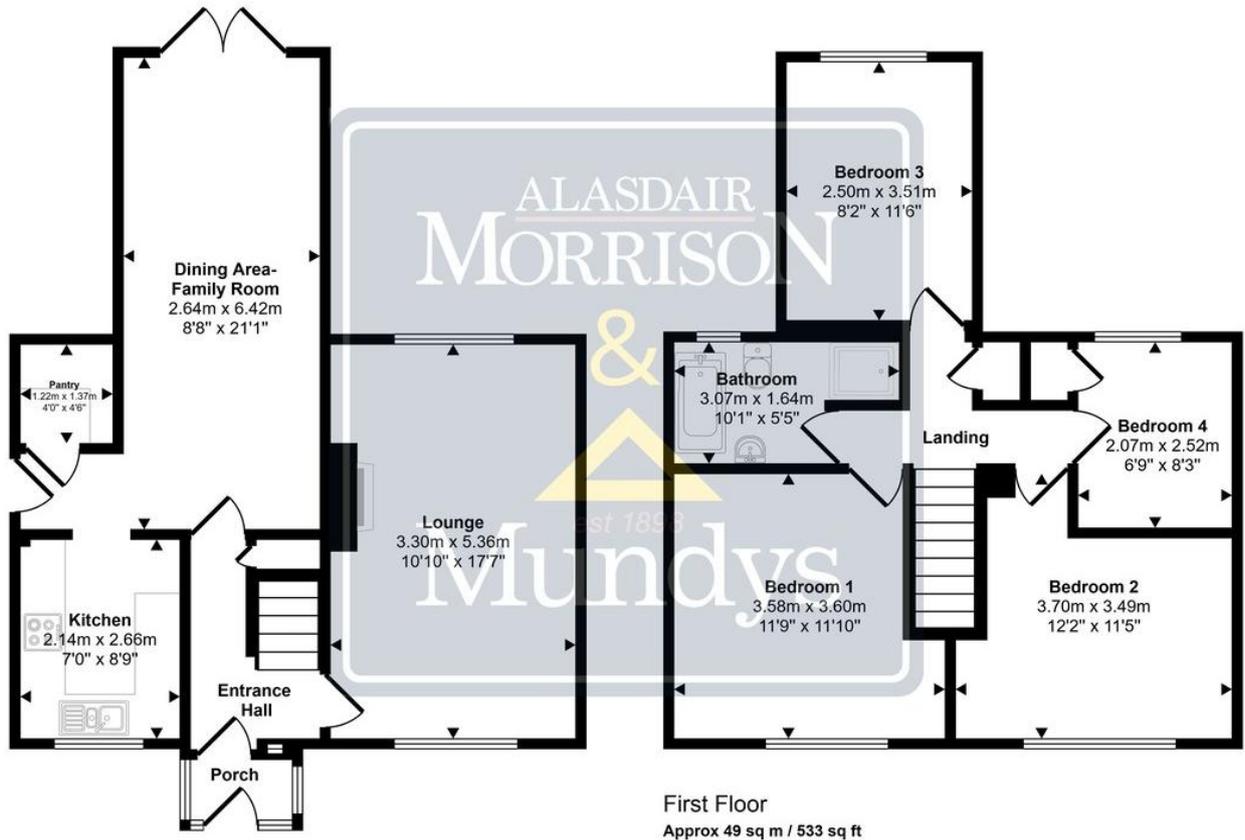
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Siver Street, Lincoln, LN2 1AS.



Approx Gross Internal Area  
101 sq m / 1091 sq ft



**Ground Floor**  
Approx 52 sq m / 559 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



46 Middle Gate  
Newark  
NG24 1AL  
newark@amorrison-mundys.net  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
southwell@amorrison-mundys.net  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS  
info@mundys.net  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
info@mundys.net  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.