



16 Holmfield, Fiskerton
Lincoln, LN3 4GD



Book a Viewing!

£400,000

A beautifully presented four bedroom detached home, offered for sale with no onward chain and positioned at the end of a quiet cul-de-sac within the popular village of Fiskerton. This spacious and thoughtfully modernised property is ready to move straight into, boasting a superb open plan living arrangement, quality finish throughout and four well-proportioned bedrooms. The ground floor is particularly impressive, featuring attractive Parquet flooring and a stunning extended open plan living space, enhanced by Velux windows and large glazed openings that flood the area with natural light, perfect for modern family living and entertaining. The accommodation comprises of an entrance hallway, lounge, study, downstairs WC, open plan kitchen, dining and living space, and utility room. To the first floor there are four bedrooms, with the principal bedroom benefitting from an en-suite, alongside a family bathroom. Externally, the property offers a generous driveway, double garage and enclosed rear garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The village of Fiskerton is located approximately 6 miles East of the City of Lincoln. It benefits from The Carpenters Arms public house, a church, many picturesque walks and relies on neighbouring Cherry Willingham for further amenities. Fiskerton is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC double glazed front door with accompanying side window, creating a bright and welcoming first impression with Parquet flooring, radiator, under stairs storage, access to the lounge, study, downstairs WC and open-plan living space and stairs rising to the first floor landing.

LOUNGE

17' 7 max" x 13' 0" (5.36m x 3.96m) With UPVC double glazed bay window, fireplace with surround and radiator.

STUDY

7' 6" x 6' 10" (2.29m x 2.08m) A versatile additional reception room, currently used as a home office with Parquet flooring, UPVC double glazed window to the front aspect and radiator.

WC

Fitted with a WC and wash hand basin, tiled splashbacks, laminate flooring, chrome heated towel rail and frosted UPVC double glazed window to the side aspect.

OPEN PLAN LIVING SPACE

28' 9 max" x 20' 8 max" (8.76m x 6.3m) A standout feature of the home, this fantastic extended area offers a seamless blend of kitchen, dining and living spaces, ideal for modern lifestyles.

Kitchen Area

Fitted with a range of wall and base units with laminate worktops, tiled splashbacks, gas hob with extractor over, electric oven, stainless steel sink with drainer and mixer tap, UPVC double glazed window overlooking the garden, breakfast bar seating and tiled flooring.

Dining Area

Flowing directly from the kitchen, with ample space for a family dining table with a radiator and spotlights.

Living Area

An impressive and light-filled space with Velux windows and additional UPVC windows overlooking the garden, sliding patio doors provide direct access outside, creating an ideal entertaining space with laminate flooring and spotlights.

UTILITY ROOM

Fitted with wall and base units with laminate worktop, stainless steel sink and drainer with hot and cold taps, tiled splashbacks and flooring, space and plumbing for a washing machine, wall mounted boiler and a frosted UPVC door providing direct access to the rear garden.

FIRST FLOOR LANDING

Providing access to all four bedrooms, family bathroom and loft space.

BEDROOM 1

13' 1" x 11' 11" (3.99m x 3.63m) With UPVC double glazed windows to the front aspect, fitted wardrobes, radiator and access to the en-suite.



EN-SUITE

Comprising of a three piece suite including a double width shower enclosure, pedestal wash hand basin and WC, tiled splashbacks, laminate flooring, chrome heated towel rail, spotlights and frosted UPVC double glazed window.

BEDROOM 2

15' x 9' 7" (4.57m x 2.92m) With fitted wardrobe storage, UPVC double glazed window and radiator.

BEDROOM 3

10' 5" x 9' 7" (3.18m x 2.92m) With UPVC double glazed window and radiator

BEDROOM 4

9' x 7' 6" (2.74m x 2.29m) A flexible fourth bedroom, ideal as a guest room, nursery or home office with built-in storage, UPVC double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin, tiled splashbacks and flooring, chrome heated towel rail, extractor and frosted UPVC double glazed window to the rear aspect.

DOUBLE GARAGE

18' 10" x 17' 8" (5.74m x 5.38m) A detached double garage with two electric roller shutter doors, power, lighting and side pedestrian access.

OUTSIDE

To the front of the property there is a generous driveway providing off road parking for multiple vehicles, along with a lawned garden and pathway leading to the entrance. To the rear there is a fully enclosed garden mainly laid to lawn, complemented by a patio seating area. Additional benefits include external power sockets, an outside tap and secure side access.



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 mumdys.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 & Co, Taylor Rose, Bridge McFarland, Dale & 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.

CMH and J Walter 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.

Claverings 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.

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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

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

GENERAL

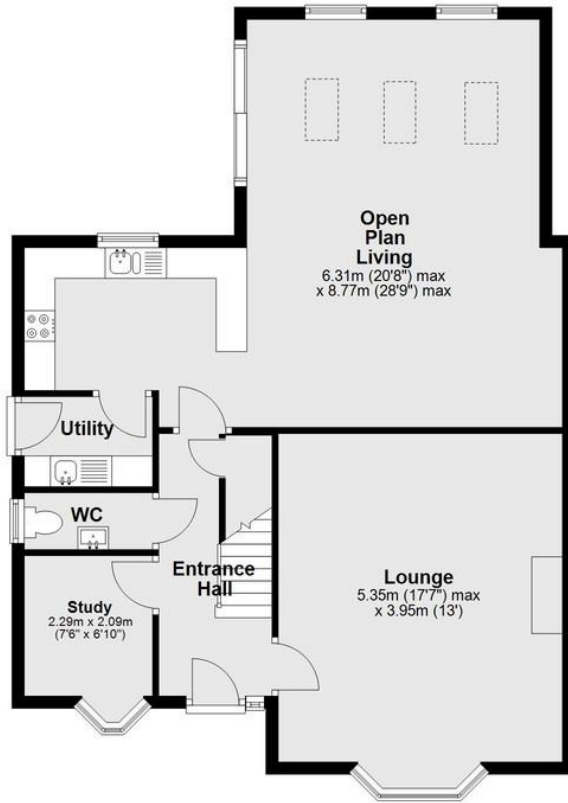
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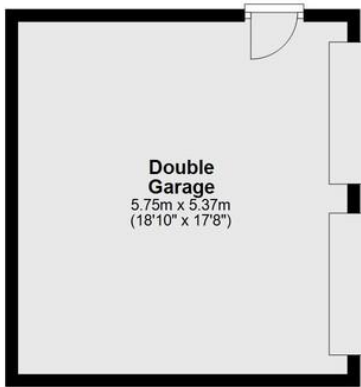
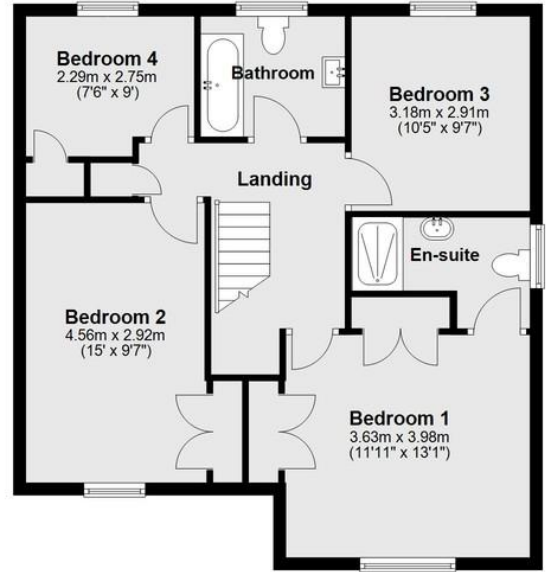
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Ground Floor



First Floor



Total area: approx. 175.9 sq. metres (1893.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.



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