



16 High Meadows

Fiskerton, Lincoln, LN3 4HB



Book a Viewing!

£170,000

A Three Bedroom Property offered for sale with no onward chain, situated within the village of Fiskerton. The property provides spacious, well balanced accommodation arranged over two floors and would be well suited to a range of buyers. The accommodation comprises of an Entrance Hallway, Lounge/Diner, Kitchen and a useful Utility/Store Room. To the First Floor there are Three Bedrooms, a Family Bathroom and a separate WC. Externally, the property benefits from both front and rear gardens.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — A.

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 frosted double glazed front door and stairs rising to the first floor landing. The hallway provides access into the lounge/diner and is completed with a radiator.

LOUNGE/DINER

17' 11" x 11' 11" (5.46m x 3.63m) A good sized reception room featuring UPVC double glazed windows to both the front and rear aspects, allowing plenty of natural light to fill the space. The room further benefits from a fireplace with surround, laminate flooring and a radiator.

KITCHEN

9' 10" x 10' (3m x 3.05m) Fitted with a range of wall and base units with laminate worktops, tiled wall splashbacks and tiled flooring. There is an electric oven with gas hob and extractor fan over, along with spaces for a washing machine and fridge freezer and a UPVC double glazed window overlooks the rear aspect.

UTILITY ROOM/STORE

A useful additional space providing access between the front and rear gardens. The room houses the wall mounted boiler and includes a radiator, electric socket suitable for appliances, additional storage and a UPVC window to the front aspect.

FIRST FLOOR LANDING

Providing access to all three bedrooms, the family bathroom and separate WC. The landing features a UPVC double glazed window to the rear aspect, a cupboard housing the hot water cylinder with additional shelving and access to the loft space.

BEDROOM 1

11' 11" x 13' 7 max" (3.63m x 4.14m) A front facing double bedroom with a UPVC double glazed window and radiator.

BEDROOM 2

9' 6" x 11' 11" (2.9m x 3.63m) A second front facing double bedroom, also fitted with a UPVC double glazed window and radiator.

BEDROOM 3

8' x 8' 11" (2.44m x 2.72m) A further double bedroom with a UPVC double glazed window overlooking the rear garden and a radiator.

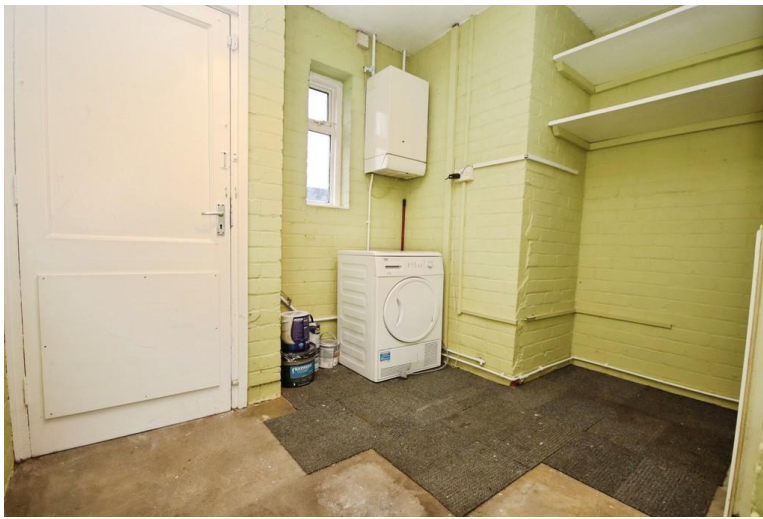
BATHROOM

Comprising of a bath with electric shower, wash hand basin, tiled splashbacks, laminate flooring, radiator and extractor fan. A frosted UPVC double glazed window is positioned to the rear aspect.

WC

Fitted with a WC, laminate flooring, radiator and a frosted UPVC double glazed window to the rear aspect.





OUTSIDE

To the rear of the property there is a garden laid mainly to patio slabs with a small gravel area, secure fencing and open field views. There is also passageway access to the front of the property via the utility/store room. The front garden is laid mainly to lawn, with a pathway leading to the main entrance.

WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 Calum 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.

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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.

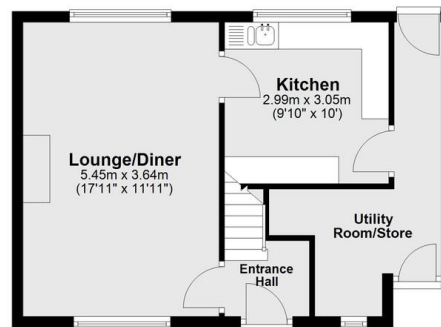
GENERAL

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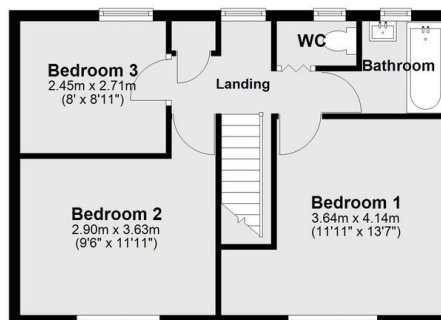
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Ground Floor



First Floor



Total area: approx. 84.3 sq. metres (907.6 sq. feet)

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.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888



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