



33 Fiskerton Road

Reepham, LN3 4EF



Book a Viewing!

£265,000

Situated in a non estate position within the sought after village of Reepham, this extended and much improved Three Bedroom Detached Bungalow occupies a generous plot. The property has already undergone a significant programme of refurbishment, yet still offers excellent scope for further personalisation to suit individual tastes. The accommodation currently comprises an Entrance Porch, Welcoming Hallway, spacious Open Plan Lounge/Diner, fitted Kitchen, Three Bedrooms including a Principal Bedroom with Dressing Room and En-suite Shower Room, and a separate Family Shower Room. Externally, the property benefits from a gravelled frontage providing ample off-street parking and an extensive, enclosed rear garden. While some further renovations could enhance the home, it already provides a strong foundation for a superb family residence. Early viewing is strongly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located within the popular village of Reepham, north east of the historic Cathedral and University City of Lincoln. Together with the village of Cherry Willingham and Fiskerton there are many amenities available. There is also a regular bus service into Lincoln City Centre where all the usual facilities can be found.



ACCOMODATION

PORCH

With laminate flooring.

HALL

With laminate flooring and radiator.

KITCHEN

10' 10" x 10' 0" (3.31m x 3.06m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven and hob, spaces for fridge freezer, washing machine and tumble dryer, tiled splashbacks and radiator.

SIDE PORCH

With door to the side aspect.

SHOWER ROOM

6' 4" x 4' 2" (1.94m x 1.29m) Fitted with a stylish three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, towel radiator, spotlights and double glazed window to the side aspect.



LOUNGE/DINER

25' 10" x 16' 10" (7.88m x 5.15m) A fantastic open plan extension with a multitude of possible uses, with double glazed French doors to the rear garden, double glazed picture window to the rear aspect, vaulted ceiling with four Velux windows, laminate flooring and two radiators.

BEDROOM 1

13' 3" x 9' 6" (4.06m x 2.91m) With double glazed walk-in bay window to the front aspect, double glazed window to the side aspect, laminate flooring and radiator.



DRESSING ROOM

7' 8" x 4' 5" (2.36m x 1.37m) With laminate flooring and spotlights.

EN-SUITE SHOWER ROOM

5' 2" x 4' 5" (1.60m x 1.37m) Fitted with a stylish three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, towel radiator and spotlights.

BEDROOM 2

13' 4" x 11' 1" (4.08m x 3.40m) With double glazed window to the front aspect, laminate flooring and radiator.

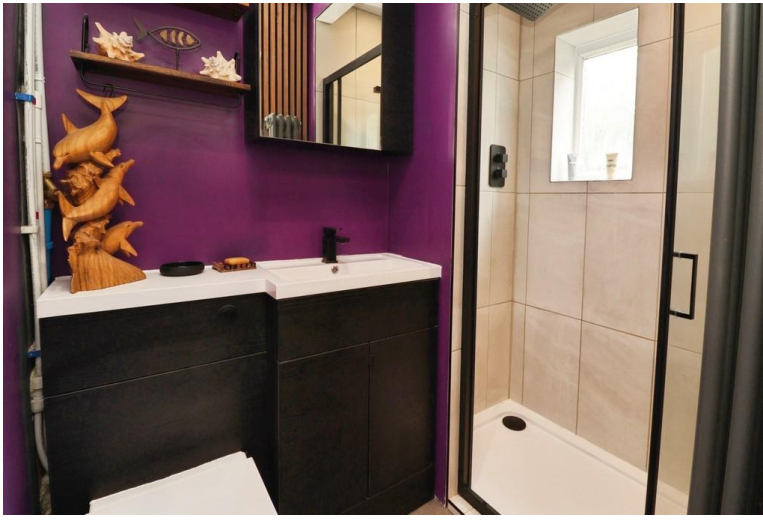


BEDROOM 3

11' 10" x 7' 8" (3.63m x 2.35m) With double glazed window to the side aspect and radiator.

OUTSIDE

To the front of the property there is a gravelled driveway providing off-street parking for multiple vehicles. To the rear of the property there is a large enclosed garden.



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

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 – HOW WE MAY REFER YOU TO

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. Water 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.

Clearings 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 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 HomeBuyer 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

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

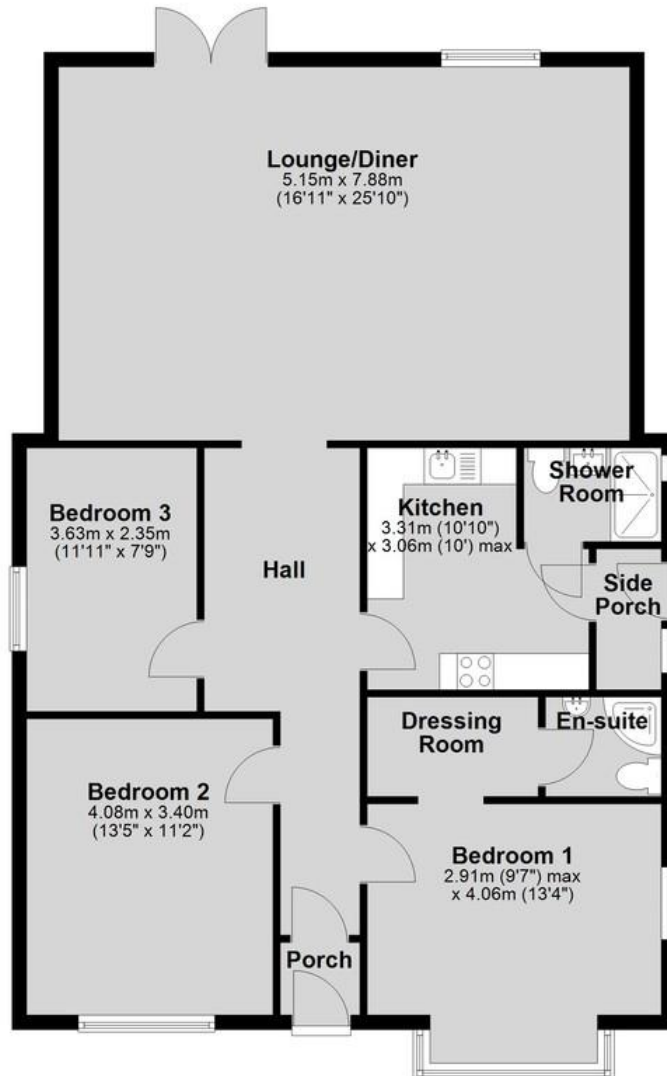
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.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

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Ground Floor

Approx. 110.5 sq. metres (1189.9 sq. feet)



Total area: approx. 110.5 sq. metres (1189.9 sq. feet)

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

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.

