



4 The Old Moorings, Fiskerton, LN3 4FS



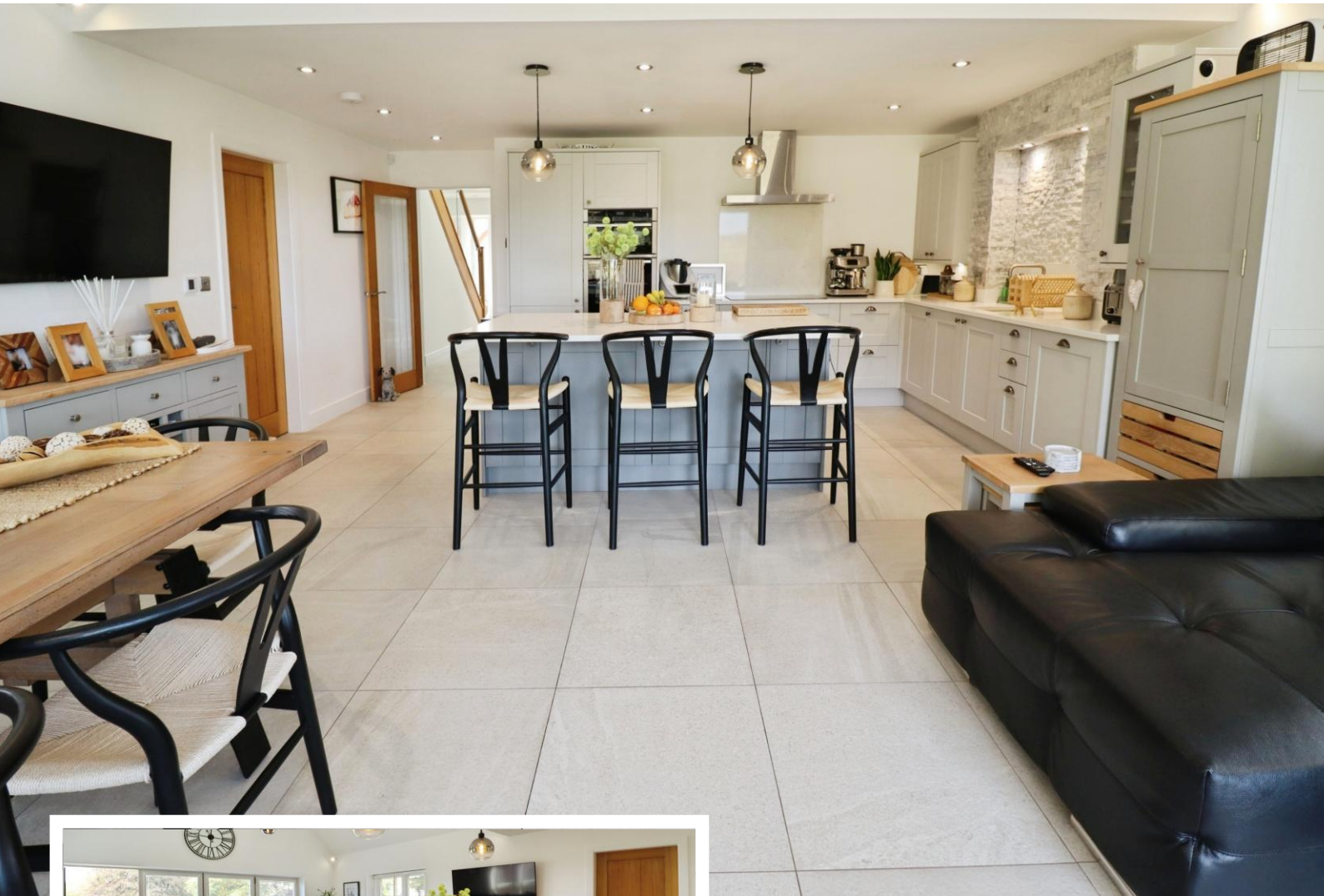
Book a Viewing!

£625,000

Situated within an exclusive development of just five executive detached homes in the popular village of Fiskerton, this impressive four bedroom detached family home offers exceptional space, versatility and a high specification throughout. The beautifully appointed accommodation comprises a welcoming entrance hall, cloakroom/WC, lounge with log burning stove and a superb open plan living kitchen diner, featuring quality fitted units, integrated appliances and bi-fold doors opening onto the garden, complemented by a useful utility room. Two generous ground floor double bedrooms, together with a shower room, provide excellent flexibility and could readily be utilised as annex or multi-generational living accommodation, or alternatively as additional reception rooms. To the first floor, the landing leads to two exceptional and spacious bedrooms, with the principal bedroom benefiting from a luxurious en-suite shower room, whilst bedroom two enjoys an equally impressive en-suite bathroom with freestanding bath. Outside, the property occupies a pleasant plot with lawned front garden, driveway providing ample parking and a detached double garage. The enclosed rear garden is laid mainly to lawn with a paved patio seating area and enjoys a desirable outlook backing on to open fields. An exceptional and versatile family home offering luxurious accommodation in a desirable village setting, with viewing highly recommended.



4 The Old Moorings, Fiskerton, LN3 4FS



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

A bright and welcoming entrance hall with staircase rising to the first floor, understairs storage cupboard, tiled flooring with underfloor heating and spotlights.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, part tiled walls, tiled flooring with underfloor heating and spotlights.

LOUNGE

18' 0" x 12' 11" (5.49m x 3.95m) With feature log burning stove set within a decorative fireplace, herringbone wooden flooring with underfloor heating and two double glazed windows to the front and side aspects.



OPEN PLAN LIVING KITCHEN DINER

22' 9" x 17' 5" (6.94m x 5.31m) A fantastic open plan living, cooking and dining space, beautifully designed to create a superb contemporary heart of the home. The kitchen is fitted with a high quality range of wall and base units with complementary work surfaces over, incorporating a 1½ bowl undermount sink with boiling water tap and a comprehensive range of integrated appliances, including a Neff five ring induction hob with extractor hood, Neff eye level electric double oven, fridge freezer, dishwasher and wine cooler. A central island with breakfast bar provides an ideal focal point and additional seating, complemented by recessed downlighting. The impressive living and dining areas feature an impressive vaulted ceiling, double glazed windows to both side elevations and bi-fold doors opening directly onto the rear garden. Tiled flooring with underfloor heating and contemporary spotlighting completes this exceptional entertaining and family space.



UTILITY ROOM

6' 7" x 5' 11" (2.03m x 1.81m) Fitted with a complimenting range of wall and base units with work surfaces over, stainless steel undermount sink with mixer tap over, spaces for washing machine and tumble dryer, tiled flooring with underfloor heating, spotlights and door to the garden.

BEDROOM 3

15' 10" x 11' 10" (4.84m x 3.61m) With a range of concealed fitted wardrobes, herringbone wooden flooring with underfloor heating and double glazed window to the front aspect.



BEDROOM 4

12' 11" x 10' 1" (3.94m x 3.09m) With herringbone wooden flooring with underfloor heating and double glazed window to the rear aspect.

SHOWER ROOM

9' 2" x 6' 3" (2.80m x 1.93m) Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the side aspect.

FIRST FLOOR LANDING

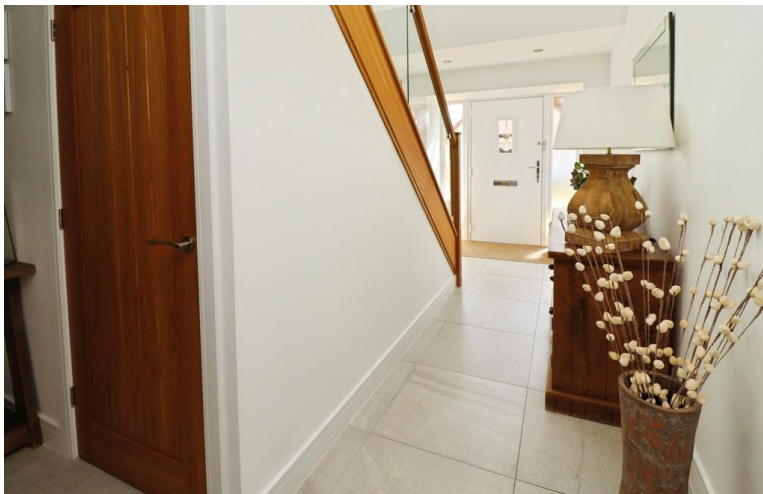
With Velux window and radiator.

BEDROOM 1

17' 11" x 15' 10" (5.48m x 4.84m) With two double fitted wardrobes, double glazed windows to the front and rear aspects and two radiators.

EN-SUITE SHOWER ROOM

10' 5" x 6' 3" (3.19m x 1.92m) A luxurious en-suite fitted with a three piece suite comprising of walk-in shower cubicle with rainfall shower head, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled walls and flooring, spotlights and Velux window.





BEDROOM 2

15' 3" x 13' 2" (4.65m x 4.02m) With double fitted wardrobe, double glazed window to the front aspect and radiator.

EN-SUITE BATHROOM

9' 10" x 6' 4" (3.02m x 1.95m) A luxurious en-suite bathroom fitted with a three piece suite comprising of freestanding bath tub, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled flooring and splashbacks, spotlights and double glazed window to the side aspect.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating and underfloor heating to the ground floor.

EPC RATING – B.

COUNCIL TAX BAND – E.

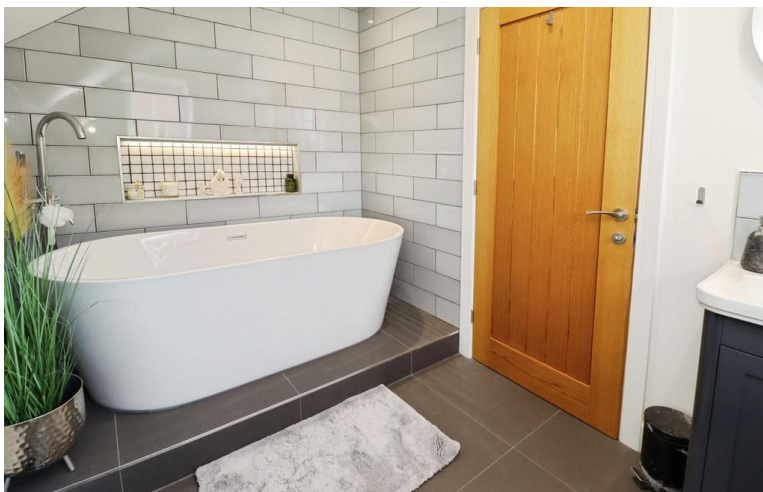
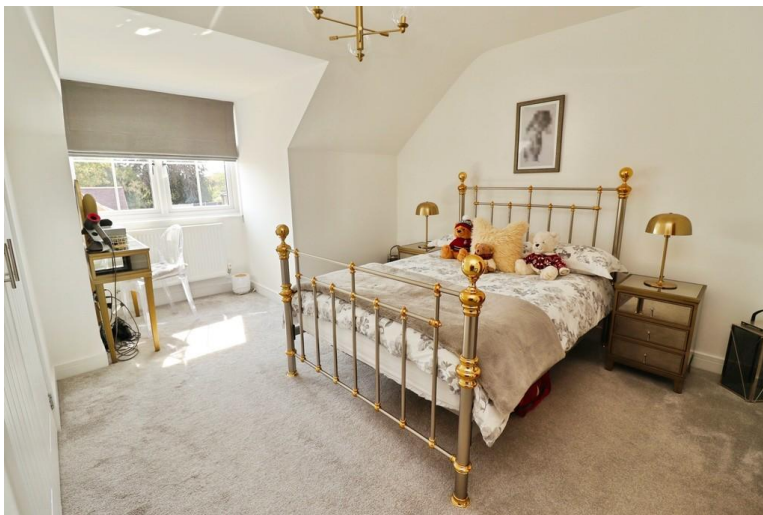
LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.



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 – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

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

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

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

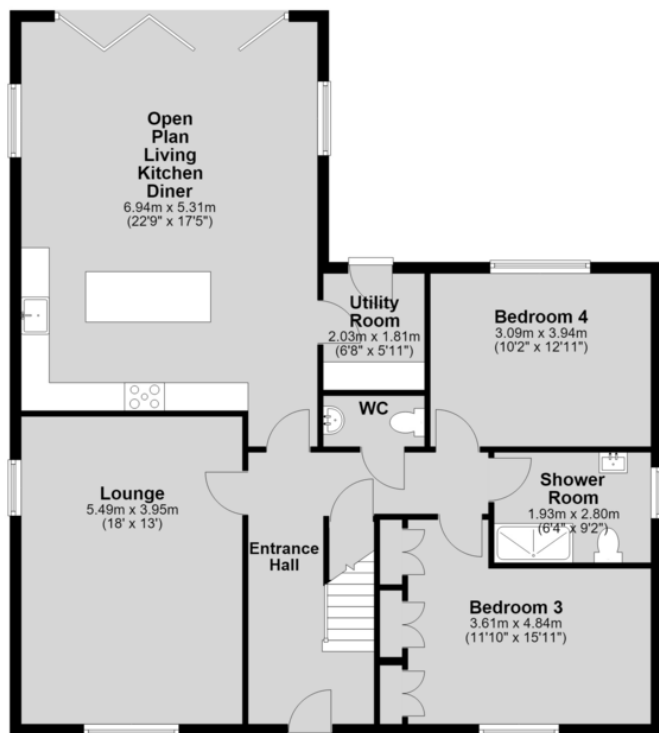
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29.5 Silver Street, Lincoln, LN2 1AS.





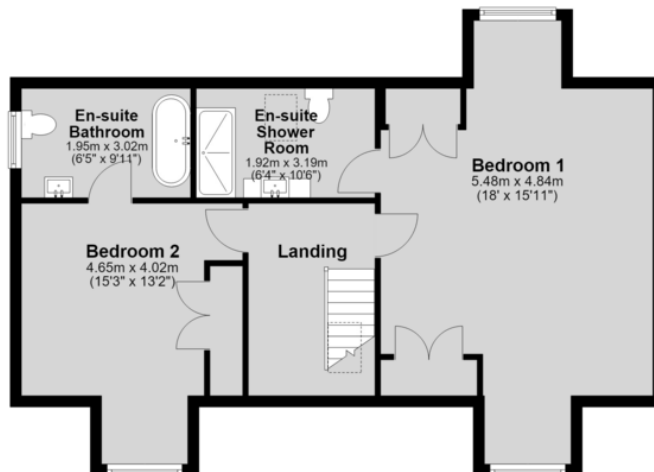
Ground Floor

Approx. 114.0 sq. metres (1226.6 sq. feet)



First Floor

Approx. 68.3 sq. metres (734.8 sq. feet)



Total area: approx. 182.2 sq. metres (1961.3 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 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.

