



- Well-Presented Extended Bungalow
- Countryside Views To Rear
- Detached Garage
- Prime Village Location

- Three Bedrooms
- South-Facing Garden
- Kitchen & Dining Room
- Sold With No Onward Chain

Ferryside Gardens, Fiskerton, LN3 4HS  
£245,000





Starkey&Brown is delighted to offer for sale this well-presented and extended three bedroom detached bungalow positioned on Ferryside Gardens in popular village of Fiskerton. Situated on a quiet road and enjoys a peaceful setting with the added benefit of being sold with no onward chain. Accommodation briefly comprises entrance leading into a dining room, a fitted kitchen, a separate comfortable lounge, three bedrooms, a wet room and a conservatory to the rear providing additional living and enjoying views over the garden and surrounding countryside. Externally the rear garden is low maintenance and benefits from open countryside views, creating a relaxing outdoor space. To the front of the property there is ample driveway parking, to the side of the property there is a detached garage. Further benefits of the property includes gas central heating and uPVC double-glazing throughout. A variety of improvements including a new central heating system, new rewiring and replastering. Conveniently located 5 miles from the city of Lincoln and has neighbouring villages for further amenities in Cherry Willingham and easy access to the eastern bypass. The village of Fiskerton benefits from open green space and countryside walks with a regular bus service to and from Lincoln city centre. Council tax band: B. Freehold.



## uPVC composite door leading to:

### Dining Room

13' 6" x 9' 0" (4.11m x 2.74m)

Having uPVC double-glazed windows to the front and side aspects, carpeted, a coved ceiling, and a radiator. Open access to:

### Kitchen

15' 3" x 9' 2" (4.64m x 2.79m)

Handmade base and wall units, a rolled edge countertops, a 4-ring gas hob with an electric oven and an overhead extractor fan, tiled splashbacks, space for a fridge freezer, space and plumbing for a washing machine, stainless steel sink with mixer tap, a uPVC double-glazed window looking into the lobby, a uPVC composite door leading to lobby, tiled flooring, a coved ceiling, a radiator and a full-sized storage cupboard.

### Lobby

Having double-glazed windows to the side aspect, a uPVC door leading to the side, and tiled flooring.

### Inner Hallway

Laminate flooring, a radiator, loft access - partly boarded, a ladder, and LED lighting and coved ceiling.

### Living Room

15' 3" x 11' 9" (4.64m x 3.58m)

Having a uPVC double-glazed window to the front aspect, carpeted, coved ceiling, and a radiator.

### Bedroom 1

11' 11" x 11' 9" (3.63m x 3.58m)

French door leading into the conservatory, carpeted, a coved ceiling and a radiator.

### Bedroom 2

11' 11" x 9' 2" (3.63m x 2.79m)

Having a glass door leading to the rear, carpeted, a coved ceiling, and a radiator.

### Bedroom 3

8' 8" x 7' 3" (2.64m x 2.21m)

Having a uPVC double-glazed window to the side aspect, carpeted, coved ceiling, a radiator, and a built-in storage cupboard.

### Conservatory

11' 3" x 9' 11" (3.43m x 3.02m)

French doors leading to the rear, tiled flooring, electric points, and uPVC windows.

### Wet Room

Low-level WC, a wash hand basin with under storage, an electric shower, a frosted double-glazed window to the side aspect, mermaid board surround, an extractor fan, and durable flooring.

### Outside Front

Driveway extending to the side, a variety of shrubs and hedges, and lighting.

### Garage

18' 0" x 8' 1" (5.48m x 2.46m)

Having an up-and-over door, power, and electrics.

### Outside Rear

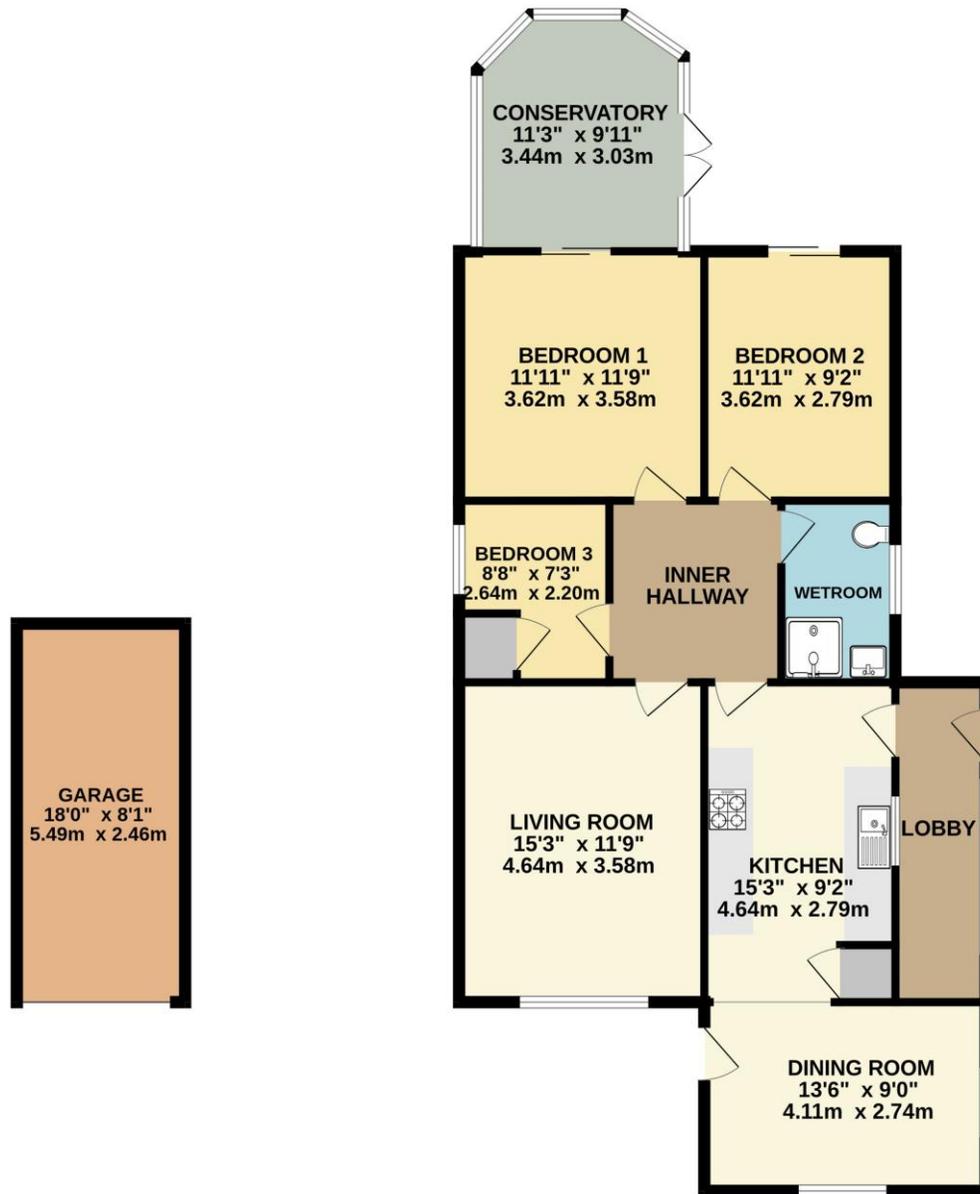
Countryside views, shrub borders, a patio seating area, access to both sides, and fencing surround.

### Agents Note

The seller has undertaken a variety of works, including cosmetic, some replastering, some new rewiring, a new central heating system with a Worcester boiler - under warranty.



GROUND FLOOR  
1187 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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