



- Detached Family Home
- Very Well-Presented Throughout
- Three Good Size Bedrooms
- Master En-Suite

- Spacious Living Accommodation
- Generous Driveway
- South-Facing Garden
- Viewing Highly Recommended!

Holmfield, Fiskerton, LN3 4GD
£279,950





Starkey&Brown are pleased to offer for sale this very well-presented and spacious detached family home located within the popular village of Fiskerton and only a short stroll away from Fiskerton Primary School. Accommodation briefly comprises study/bedroom4 (suitable for a wide variety of different purposes), lounge with French doors leading to a dining room, a kitchen, a utility and a ground floor cloakroom. To the first floor there are three generous bedrooms to include a spacious master bedroom with an en-suite shower room and a separate family bathroom. Outside, the property has a driveway with parking for at least two vehicles and a fully enclosed south-facing garden to the rear. Call today to view. Council tax band: C. Freehold.



Entrance Hallway

Having a part-glazed composite front entrance door and stairs rising to the first floor.

Study/Bedroom 4

17' 2" x 8' 0" (5.23m x 2.44m)

Being suitable for a wide variety of different purposes and having a wall-mounted electric fireplace, a radiator, and a large storage cupboard housing an Ideal central heating boiler (installed in 2018 and serviced annually).

Lounge

14' 0" plus bay x 11' 0" (4.26m x 3.35m)

Having a bay window to the front aspect, laminate wood-effect flooring, a radiator, an understairs storage cupboard, and double doors into:

Dining Room

9' 7" x 8' 4" (2.92m x 2.54m)

Having laminate wood-effect flooring, a radiator, and French doors onto the garden and an archway into:

Kitchen

13' 3" x 7' 9" (4.04m x 2.36m)

Having a range of matching wall and base units, a corner carousel unit, one-and-a-half-bowl single-drainer stainless sink unit with mixer taps over and tiled splashbacks, built-in eye-level double oven, gas hob with cooker hood over, integral full-height fridge freezer, integral dishwasher, ceramic tiled floor and a radiator.

Utility

6' 3" x 5' 10" (1.90m x 1.78m)

Having a single drainer stainless steel sink unit with mixer taps over, tiled splashbacks and base unit beneath, plumbing for a washing machine, space for an additional appliance, ceramic tiled floor, a radiator, extractor and uPVC door leading to the side.

Ground Floor WC

Having a low-level WC, pedestal wash hand basin with tiled splash backs, ceramic tiled floor, and a radiator.

First Floor Landing

Having an airing cupboard housing a hot water cylinder and access to the loft.

Master Bedroom

14' 5" max x 12' 5" max (4.39m x 3.78m)

Having a radiator.

En-Suite

8' 0" x 5' 9" (2.44m x 1.75m)

Three-piece suite comprising a double shower cubicle with mains-fed shower and a glass shower door, pedestal wash hand basin, low-level WC, wood-effect vinyl flooring, a radiator, LED downlights, part-tiled walls, extractor and an electric shaver point.

Bedroom 2

14' 0" max x 8' 3" (4.26m x 2.51m)

Having a radiator.

Bedroom 3

9' 0" x 7' 2" (2.74m x 2.18m)

Having a built-in wardrobe and a radiator.

Family Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

Three-piece suite comprising a panelled bath with electric shower appliance, an additional hand-held shower attachment, pedestal wash hand basin, low-level WC, a radiator, part-tiled walls and LED downlights.

Outside Front

To the front of the property is a tarmac and block paved driveway with space for at least two vehicles, outside lighting, borders to include a variety of plants and shrubs, a storm porch leading to the front entrance door, path and gate at the side leading to the rear garden.

Outside Rear

To the rear of the property is a fully enclosed south-facing garden which offers an excellent degree of privacy, comprising lawn with a large patio area, a garden shed, a variety of flowers, plants and shrubs, outside lighting and a cold water tap.

Agents Note

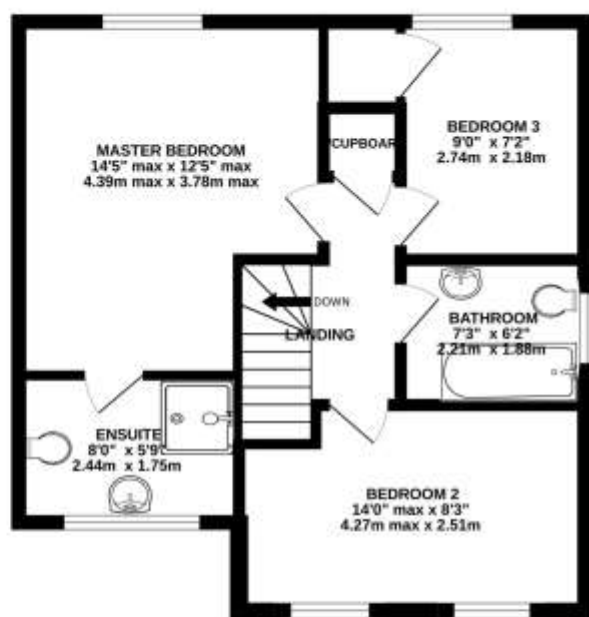
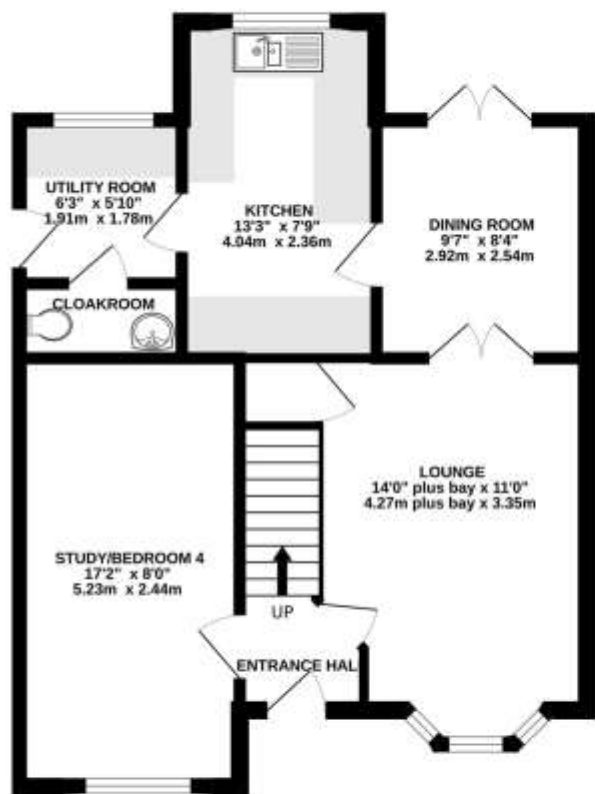
Solar panels fitted in 2012. Leased via A Shade Greener, contracted until 2037. For details, contact Starkey&Brown.





GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

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