



Alberta, High Street
Fiskerton, Lincoln, LN3 4HF



Book a Viewing!

£250,000

A beautifully presented Two Bedroom Detached Bungalow, occupying a generous plot within the ever popular village of Fiskerton. Offered for sale with no onward chain, this well maintained home provides spacious and versatile accommodation throughout, ideal for a range of buyers. The property benefits from a particularly light and airy feel, with well proportioned rooms, a Sun Room with sky lantern and a pleasant rear garden, making it a superb opportunity for those seeking single storey living in a desirable village setting. The accommodation comprises of an Entrance Hallway, Lounge, Dining Room, Kitchen, Sun Room, Two Double Bedrooms and a modern Bathroom. Externally, the property benefits from a driveway, attached garage and enclosed rear garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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 frosted UPVC door with accompanying side windows, creating a bright and welcoming entrance. The hallway provides access to bedrooms, bathroom, lounge and dining space, with built-in storage cupboard, radiator and access to the loft space.

LOUNGE

13' 9" x 11' 11" (4.19m x 3.63m) A spacious front facing reception room with UPVC double glazed window allowing plenty of natural light, a feature log burner set within an exposed brick fireplace creates a focal point and radiator completing the space.



DINING ROOM

12' 11" x 11' 4" (3.94m x 3.45m) A generous reception area with ample space for dining furniture, featuring sliding patio doors leading through to the sun room. The room also provides access to the kitchen and includes a radiator and spotlights.

KITCHEN

10' 4" x 9' 3" (3.15m x 2.82m) Fitted with a range of wall and base units with laminate worktops and tiled splashbacks, stainless steel sink with drainer and mixer tap, gas hob with extractor over and high level electric oven. There are spaces for a washing machine and fridge, along with a built-in storage cupboard, UPVC double glazed windows to both the side and rear aspects allow for excellent natural light, with a glazed door providing access to the garden.



SUN ROOM

14 max' x 8' 5" (4.27m x 2.57m) A bright additional reception space with surrounding UPVC double glazed windows and a feature sky lantern, allowing light to flood the room. Accessed via the dining room, this versatile space is ideal for relaxing or entertaining.

BEDROOM 1

13' 3" x 12' (4.04m x 3.66m) A front facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 2

11' 4" x 11' 1 max" (3.45m x 3.38m) A further double bedroom with UPVC double glazed window to the side aspect and radiator.



BATHROOM

A modern three piece suite comprising of a shower cubicle with mains shower, WC and wash hand basin with vanity storage, finished with tiled flooring and splashbacks, chrome heated towel rail, radiator and frosted UPVC double glazed window to the rear aspect.

GARAGE

17' 1" x 9' 3" (5.21m x 2.82m) An attached single garage fitted with an electric roller shutter door, power and lighting. Additional features include frosted UPVC double glazed windows and a wall mounted gas boiler.



OUTSIDE

To the rear of the property there is a secure south facing garden, mainly laid to lawn with mature shrubs and borders, offering a pleasant and private outdoor space. There is side access and additional access directly from the kitchen, along with a garden shed for storage. To the front of the property there is a block paved driveway providing off-road parking for multiple vehicles, set behind a half brick wall with mature planting. A further graveled area enhances the frontage and overall kerb appeal.

WEBSITE

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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.

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