

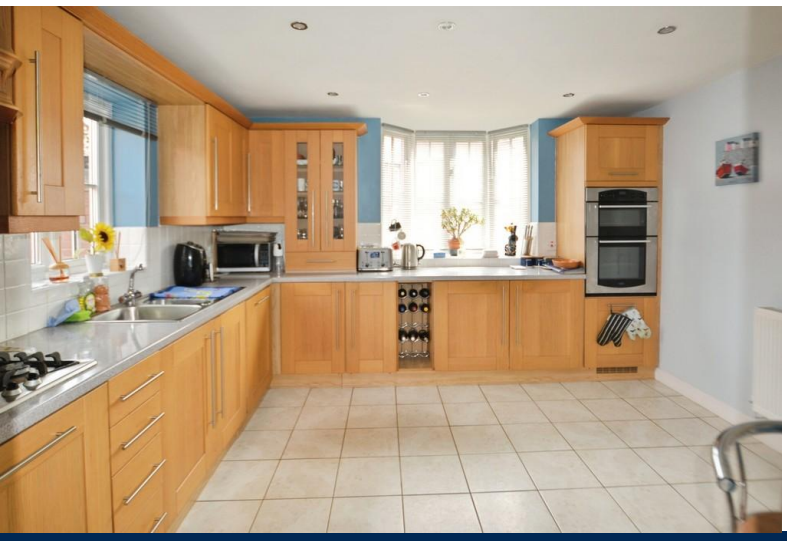
3 Green Drive, Fiskerton,

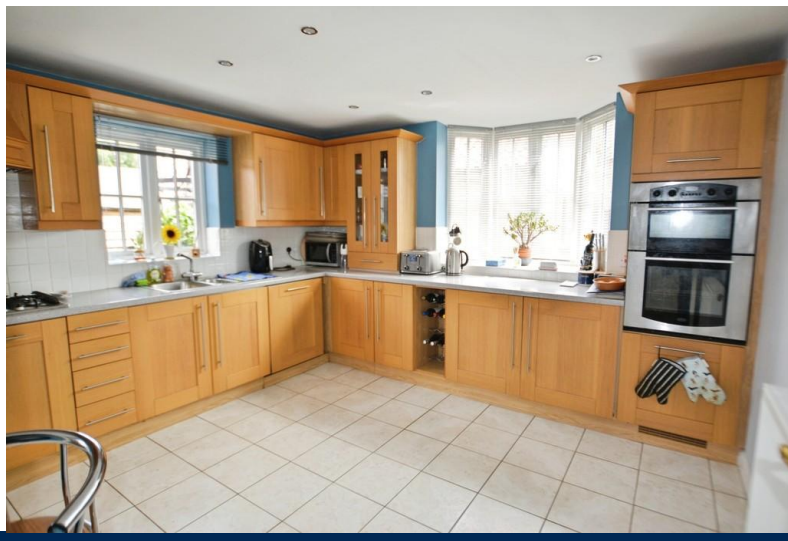
Southwell, NG25 0UA

Book a Viewing!

Offers In The Region Of £475,000

Situated in a popular Trent Valley village, this spacious Detached Family Home occupies a quiet cul-de-sac location and offers well proportioned accommodation ideal for modern family living. The property features an entrance hall, cloakroom/WC, lounge, study/playroom and dining room, together with a generous breakfast kitchen and separate utility room. Upstairs are four bedrooms, including a master bedroom with en-suite, plus a family bathroom. Offering well proportioned accommodation ideal for modern family living. Outside, the property benefits from a enclosed private garden and double garage with driveway. A further highlight is the hyperfast fibre-optic broadband (F4RN) to the property, making this an excellent choice for home working and connected family life.





3 Green Drive, Fiskerton, Southwell, NG25 0UA







LOCATION
Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster Town of Southwell. The village benefits from being in the Southwell Minster School and Lowes Wong School catchment area, with a school bus to the Lowes Wong School, and has a post office/store, public house and a rail link connecting Newark and Nottingham.

F4RN Construction of the F4RN network started in 2016, and now provides fibre to the properties of over half the residents of Fiskerton and Morton. It was built by a team of volunteers with the help of local landowners. It now has a gigabit (1000 Mbps) network delivering amazing future proof broadband connections which transform online experience.F4RN is a non-profit Community Benefit Society (a special form of Limited Company).

ENTRANCE HALL 21' 8" x 6' 6" (6.6m x 1.98m) Double glazed door gives access to entrance hall, stairs off to first floor landing, under stairs storage cupboard, radiator and double doors off to lounge.

LOUNGE 17' 10" x 11' 11" (5.44m x 3.63m) With double glazed window to the front elevation, stone effect gas fire with feature surround, two radiators and double glazed double doors to the rear garden.









DINING ROOM/PLAY ROOM 9' 5" x 11' 1" (2.87m x 3.38m) With double glazed window to the side elevation and radiator.

STUDY/OFFICE 8' 1" x 11' 1" (2.46m x 3.38m) With double glazed window to the front elevation and radiator.

CLOAKROOM/WC Comprising of low level WC, pedestal wash hand basin, splash tiling, double glazed window to the side elevation and radiator.

KITCHEN/BREAKFAST ROOM 12' 3" x 11' 9" (3.73m x 3.58m) With an ample range of wall and floor mounted cupboards and drawers with work surface over, splash tiling to work surfaces, inset stainless steel single drainer sink unit, inset five ring gas hob with extractor over, electric double oven, integrated dishwasher and undercounter fridge and freezer, tiled floor, radiator, double glazed window to the side and rear elevation with door off to the utility room.

UTILITY ROOM 8' 4" x 6' (2.54m x 1.83m) With a range units with work surface over, inset stainless steel single drainer sink unit, plumbing for washing machine with space for a tumble dryer, wall mounted Worchester central heating boiler, tiled floor, radiator, double glazed door to the rear garden and double glazed window over looking rear garden.

FIRST FLOOR LANDING 15' 9" x 6' 3" (4.8m x 1.91m) with access to roof space, cylinder cupboard and double glazed window to the side elevation.

BEDROOM 1 17' 10" x 11' 11" (5.44m x 3.63m) With double glazed windows to the front and rear elevations, two radiators, two double wardrobes and door off to en-suite.

EN-SUITE SHOWER ROOM 5' 11" x 8' 8" (1.8m x 2.64m) Comprising of shower with rail and curtain, vanity wash hand basin, low level WC, double glazed window to the front elevation and radiator.

BEDROOM 2 12' 4" x 11' 3" (3.76m x 3.43m) With double glazed windows to the rear and side elevations, two double wardrobes and radiator.

BEDROOM 3 9' 9" x 11' 3" (2.97m x 3.43m) With double glazed window to the front elevation and radiator.

BEDROOM 4 7' 9" x 11' 3" (2.36m x 3.43m) With double glazed window to the side elevation and radiator.

BATHROOM 8' 2" x 6' 8" (2.49m x 2.03m) Comprising of bath with shower over, side screen, low level WC, pedestal wash hand basin, mosaic tiled surround, double glazed window to the rear elevation and radiator.









OUTSIDE

FRONT Enclosed front lawned forecourt.

REAR Totally enclosed rear garden, lawned, external tap, light, summer house with power and gated access leading to double driveway providing off-road parking for two/three cars.

DOUBLE GARAGE 18' x 17' 4" (5.49m x 5.28m) With two up-and-over doors, loft access to loft storage area with light and power.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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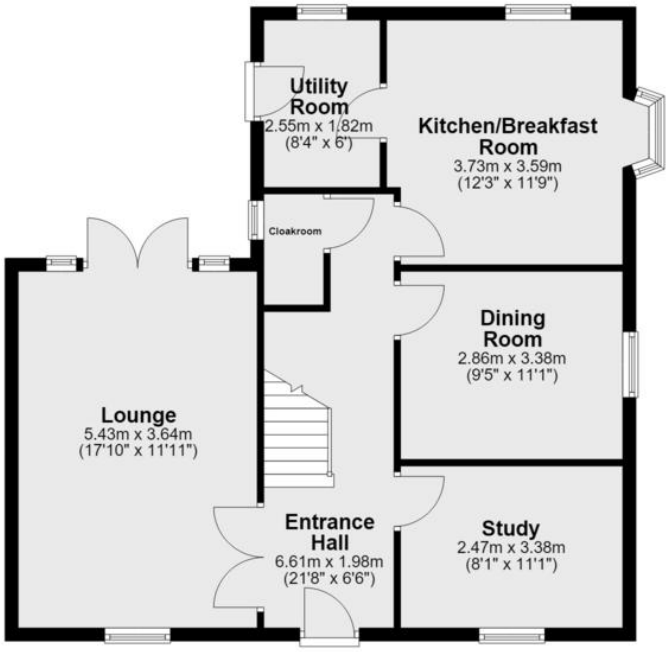






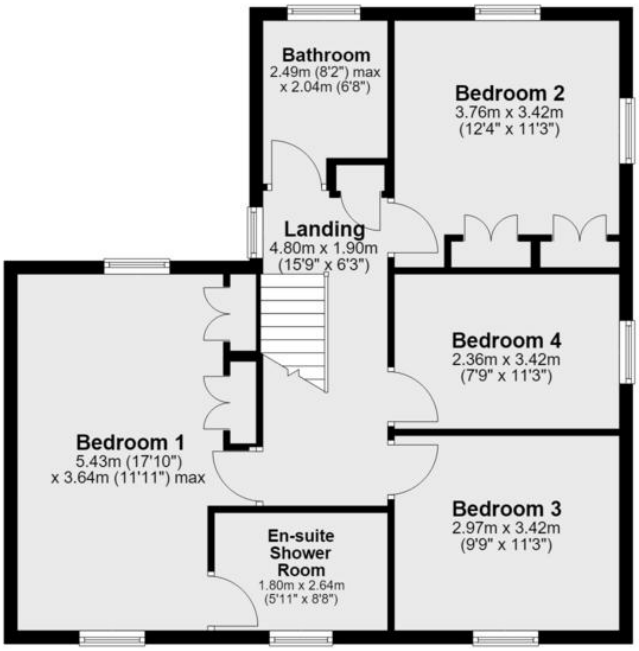
Ground Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



First Floor

Approx. 70.7 sq. metres (760.5 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.

The Property Ombudsman