



29 Fiskerton Road

Cherry Willingham, LN3 4AP



Book a Viewing!

£230,000

A well proportioned Two Bedroom Detached Bungalow, offered for sale with No Onward Chain and benefiting from new carpets throughout. The property occupies an enviable position directly opposite Cherry Fields nature area, with attractive open views to the front and a surprisingly spacious plot.

One of the property's key advantages is the excellent potential for future extension, with the possibility of creating a substantially larger two storey family home, subject to the necessary planning permissions and consents. The existing accommodation is well proportioned, while the generous gardens, driveway and detached garage provide an excellent foundation for those looking to create a home tailored to their requirements.





LOCATION

Fiskerton Road occupies a popular position within Cherry Willingham, with the property enjoying the particular benefit of being directly opposite Cherry Fields, a local nature area providing an attractive open outlook and opportunities to enjoy the surrounding countryside. Cherry Willingham is a well established village offering a good range of everyday amenities, including shops, schooling, community facilities and local recreational areas.

The village is conveniently positioned for access to Lincoln and the surrounding villages, making it an appealing location for those looking for a quieter setting while remaining within easy reach of the city and its extensive range of shopping, leisure and employment opportunities.

ACCOMMODATION

ENTRANCE HALL

Accessed via a glazed privacy door with matching side window, the entrance hall provides a welcoming introduction to the property with radiator, built-in storage cupboard and access to the loft void.



LOUNGE

16' 2" x 11' 8" (4.93m x 3.56m) A particularly bright and spacious full length reception room benefiting from an impressive triple aspect arrangement, with windows to the front and side together with patio doors opening onto the rear garden. The abundance of glazing provides an excellent level of natural light, while an electric fire with feature fireplace creates a focal point to the room.

KITCHEN

10' 5" x 10' 5" (3.18m x 3.18m) A fitted kitchen comprising a range of wall and base units with complementary work surfaces and tiled splashbacks. Features include an electric oven and hob with extractor over, stainless steel sink with mixer tap, spaces for washing machine and fridge freezer, radiator and useful built-in storage cupboard. A UPVC double glazed window overlooks the garden, while a glazed UPVC door provides direct access outside. The kitchen is finished with tiled flooring.



BEDROOM 1

15' x 9' 8" (4.57m x 2.95m) A spacious front facing double bedroom with UPVC double glazed windows to both the front and side aspects, allowing plenty of natural light. The room also benefits from a radiator and wash hand basin.

BEDROOM 2

10' 7" x 8' 5" (3.23m x 2.57m) A further double bedroom positioned to the rear of the property, radiator, UPVC double glazed windows overlooking both the side and rear aspects.

BATHROOM

A generous four piece bathroom suite comprising panelled bath, separate shower cubicle with mains shower, WC and wash hand basin. Further features include a radiator, towel rail, tiled splashbacks, tiled flooring, spotlights, extractor and glazed UPVC window to the side aspect.



OUTSIDE

The property occupies a particularly attractive position, with a spacious front garden laid predominantly to lawn and enclosed behind a mature hedge. A driveway provides parking for multiple vehicles, while the elevated position offers pleasant views across the surrounding area and directly towards Cherry Fields.

To the rear there is another generous garden, predominantly laid to lawn with a patio area providing space for outdoor seating and entertaining. The garden also benefits from an outbuilding and access to the detached garage.

GARAGE

17' 10" x 8' 8" (5.44m x 2.64m) A useful single garage with up-and-over door and pedestrian access door to the side.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

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

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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.

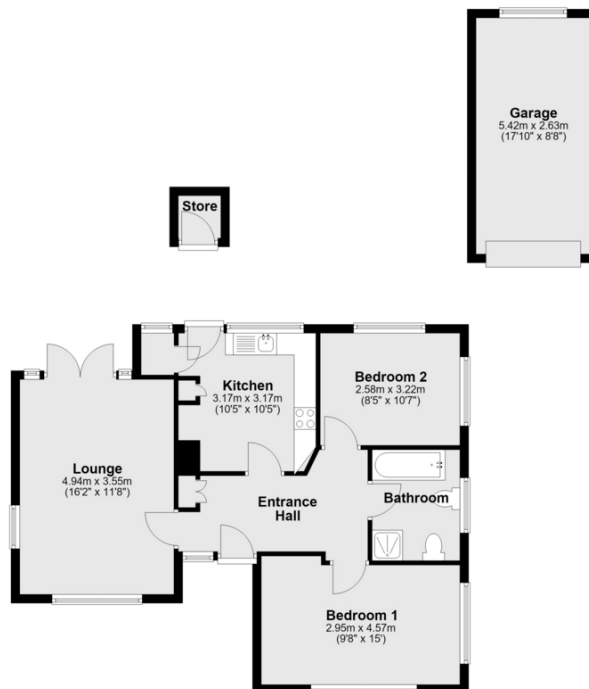
GENERAL

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Ground Floor
Approx. 80.5 sq. metres (866.6 sq. feet)



Total area: approx. 80.5 sq. metres (866.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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